



SANFORD
COURT







A spacious two bedroom ground floor retirement apartment, featuring a glazed door from the lounge leading out on to the communal garden. Situated within this attractive development the private accommodation includes a hall, lounge with a glazed door to the communal gardens, a fitted kitchen, principle bedroom with en-suite shower room/wc, a second well-proportioned bedroom and a bathroom/wc. The apartment benefits from UPVC double glazed windows and electric heating as well as the use of a residents' car park, communal lounge, lift access and well-maintained, landscaped communal gardens. It is a condition of the purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. With immediate vacant possession and no upper chain involved, viewing is essential!

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via security entrance door into communal hallway.

All On One Floor

Access via wooden entrance door into the reception hall.

Reception Hall

Electric heater and storage cupboard. Doors to

Lounge 17'5" x 16'10"



2x double glazed windows and UPVC doors to communal gardens. 2x electric heaters, electric fire and wooden glass panelled double doors into the kitchen.

Kitchen 6'11" x 7'4"



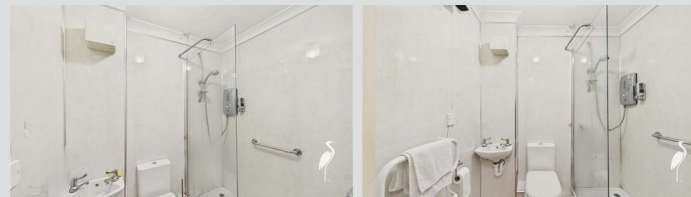
Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and extractor hood. Space for a fridge freezer and washing machine. Double glazed window to side.

Bedroom 1 8'11" x 14'6"



2x double glazed windows, electric heater and door to the en suite.

En Suite Shower Room



Shower cubicle, low level wc and hand wash basin.

Bedroom 2 11'0" x 13'2"



2x double glazed windows, electric heater and built in mirrored wardrobes.

Bathroom



Bath with shower over, low level WC and hand wash basin set into vanity unit.

Communal Lounge



MAIN ROOMS AND DIMENSIONS

Outside



Stunning communal gardens and private parking.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 01/02/2002 and the Ground Rent is £924.02 per annum.

The annual service charge is £4,719.00

- Buildings Insurance
- Communal areas maintenance & cleaning
- Laundry area maintenance & cleaning
- On site staff
- Garden and grounds maintenance

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band C.

Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

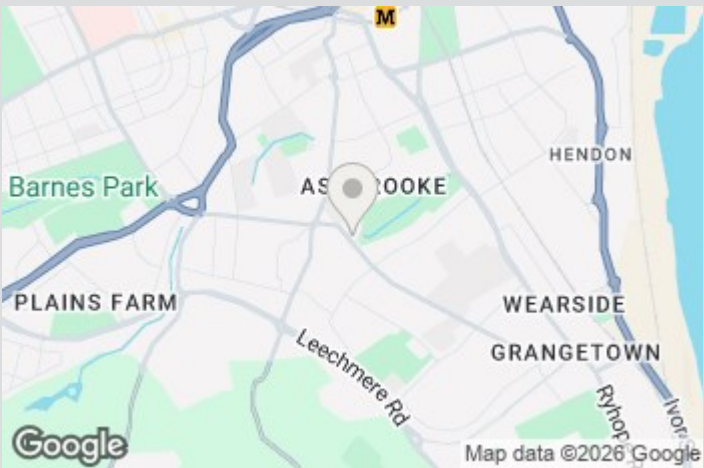
Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

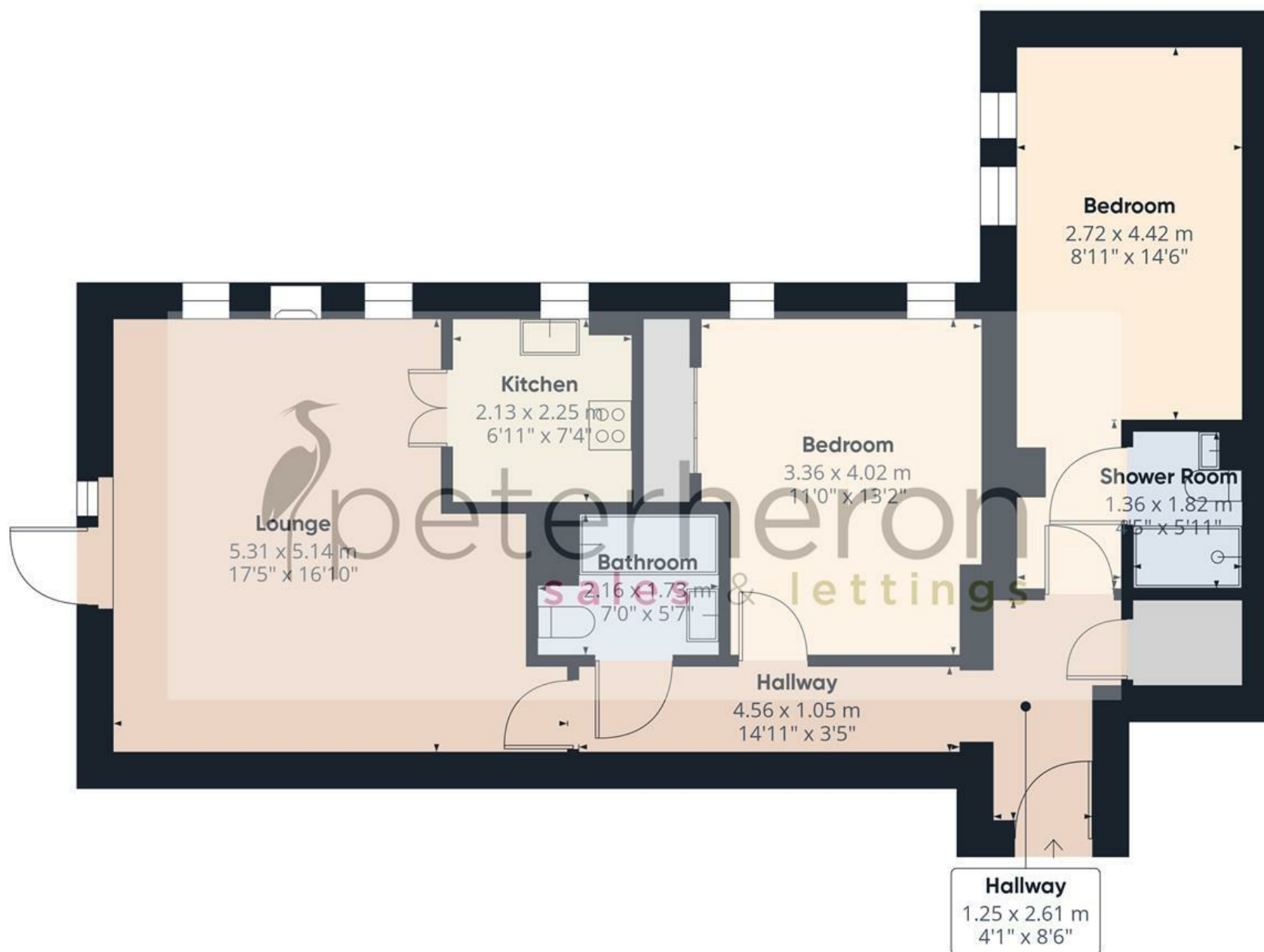
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate total area⁽¹⁾

73.4 m²

791 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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