Sanford Court, Ashbrooke, Sunderland

£55,000

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 par 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.

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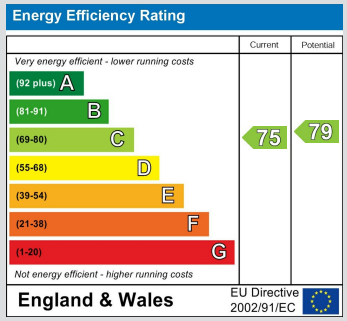
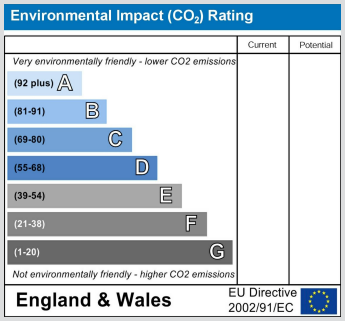
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

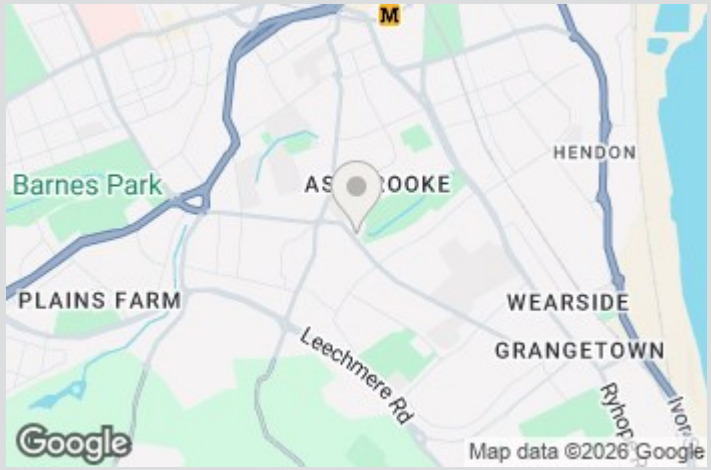
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

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.







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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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