

Sanford Court, Ashbrooke, Sunderland

£34,950











This delightful retirement apartment enjoys an attractive position on the Queen Alexandra Road side of the development, featuring direct access out from its lounge on to the well maintained communal gardens. Internally the well-presented private accommodation includes a hall with useful built-in storage cupboard, lounge with glazed door leading out to the communal gardens, a fitted kitchen, a double bedroom with fitted wardrobes and a modern shower room/wc. The apartment benefits from UPVC double glazed windows and electric heating as well as the use of a residents' car park, communal lounge and laundry room, lift access and beautiful, 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 highly recommended.

MAIN ROOMS AND DIMENSIONS

Communal Entrance
Accessed at the lower ground floor level. Stair and lift access to upper floors.

Private Accommodation - Ground Floor

Hall
Access via entrance door. Built in storage cupboard.

Lounge



Tall double glazed window and double glazed door to communal gardens. Electric storage heater and feature fireplace with electric fire. Glazed double doors lead through to kitchen.

Kitchen



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and electric hob, space for under counter fridge and freezer, double glazed window overlooking the gardens.

Bedroom



Double glazed window and electric storage heater. Fitted wardrobes.

Shower Room



Low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with mains shower, attractive tiled walls and floor, extractor fan.

Outside



Well maintained communal gardens along with the benefit of residents parking facilities.

Council Tax Band
The Council Tax Band is Band C.

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 1/2/2002 and the Ground Rent is £788.80 per annum.

The service charge is currently £3,730.27 per annum.

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.

Important Notice - Particulars
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

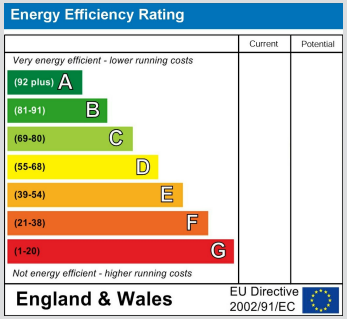
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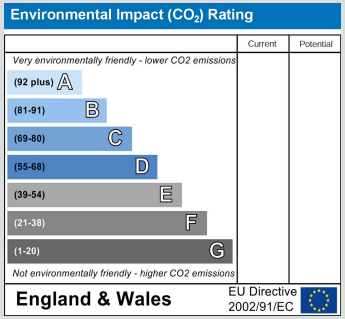
contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that 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.
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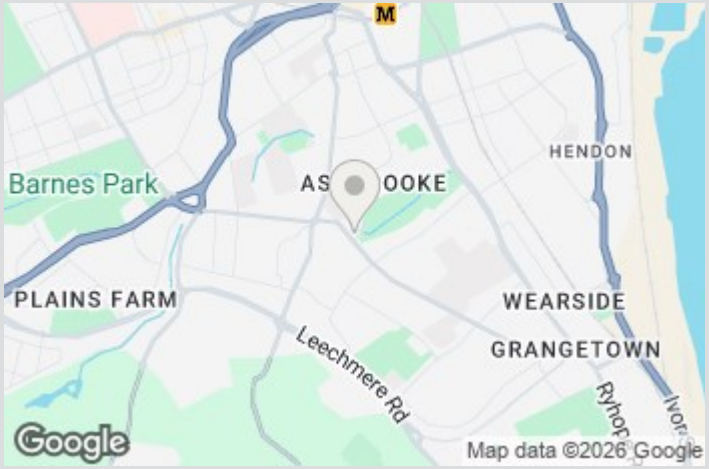
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

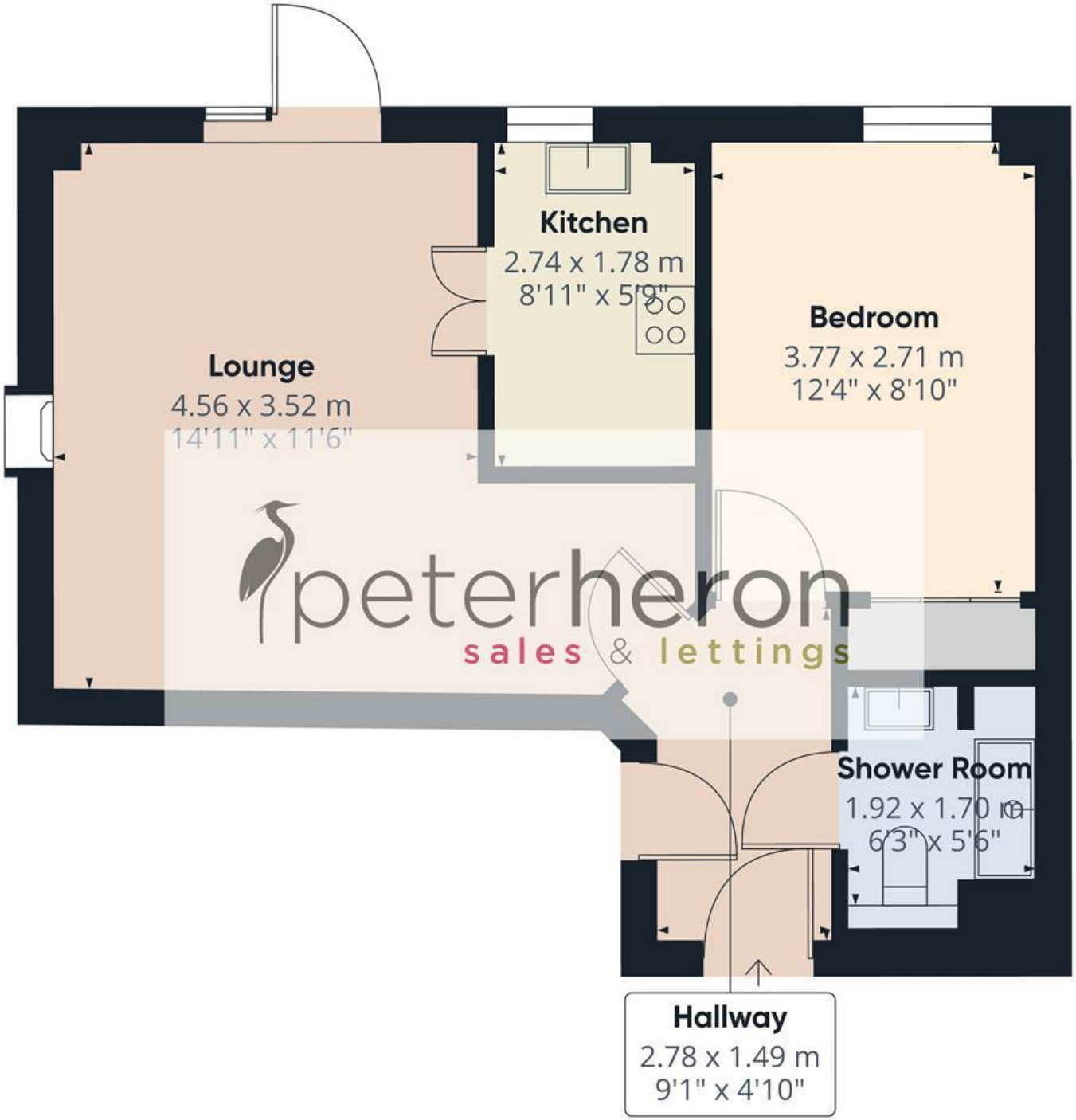
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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)

42.4 m²

457 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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