



MICHAEL HODGSON

estate agents & chartered surveyors

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SANFORD COURT, SUNDERLAND £39,950

We offer to the market this 1 bedroom first floor apartment situated in Sanford Court, Ashbrooke. Sanford Court is a superb retirement apartment block for those over 60 years old and benefits from a residents lounge / Landry and other amenities. The apartment benefits from double glazing, electric heating and spacious living accommodation briefly comprising of: Entrance Hall, Living / Dining Room, Kitchen, Shower Room & 1 Bedroom. Externally there is residents courtyard parking and a lovely communal garden. The apartment is situated just off Queen Alexandra Road, close to bus routes into Sunderland City Centre in addition to local shops and amenities. There is a lift to all floors. We urge early viewing of this apartment to appreciate the apartment on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Apartment

1 Bedroom

Living / Dining Room

Kitchen

Shower Room

Over 60's Only

No Chain Involved

EPC Rating: B



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Entrance Hall

storage cupboard, leading to

Living/Dining Room

22'10" max x 10'4" max

The Living/Dining room has a double glazed window, night storage heater, feature fireplace with electric fire.

Kitchen

7'10" x 7'0"

The kitchen has a range of floor and wall units, tiled splashback, electric hob, electric oven, stainless steel sink and drainer, double glazed window, electric space heater.

Bedroom

13'9" x 8'10"

A light and airy bedroom having 2 double glazed windows, mirror fronted recessed wardrobe, night storage heater.

Shower Room

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, shower cubicle, tiled walls, electric towel radiator, electric space heater, tiled floor.

Externally

Externally there are communal gardens and courtyard parking.

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property is held on a lease for a term of 125 years from 1st February 2002. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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