



CHEMIS

MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



STRAWBERRY COURT, SUNDERLAND

£89,950

Nestled in the esteemed Strawberry Court, Ashbrooke, Sunderland, this rare to the market 2 bedroomed 2 bathroomed second-floor retirement apartment is a true gem, perfect for those seeking a retirement apartment designed exclusively for residents aged 60 and over with this property is offered for sale with no onward chain.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living and dining room, ideal for relaxation and entertaining. The kitchen provides a functional space for culinary pursuits, while the two generously sized bedrooms offer ample room for rest and privacy. The apartment boasts two bathrooms, including a convenient en suite, catering to the needs of modern living.

Strawberry Court is perfectly situated to provide easy access to a variety of shops, amenities, and excellent transport links, making it an ideal location for those who appreciate convenience. The property also features courtyard parking and maintained communal gardens.

This rare opportunity to acquire a retirement apartment in such a sought-after location should not be missed. Viewing is highly recommended to fully appreciate the apartment on offer. Embrace a lifestyle of ease and community in this delightful apartment at Strawberry Court.

Retirement Apartment

Second Floor

2 Bedrooms

Living / Dining Room

Bathroom & En Suite

No Chain Involved

Viewing Advised

EPC Rating:



STRAWBERRY COURT, SUNDERLAND

£89,950

Entrance Hall

A spacious hallway having a night storage heater, 2 storage cupboards.

Living Room/Dining Room

14'2" max x 16'5" max

A light and airy room having a double glazed french door opening to a Juliet balcony, double glazed window, feature fire with electric fire, night storage heater, glazed French doors to the kitchen.

Kitchen

10'1" max x 5'10" max

The kitchen has a range of floor and wall units, tiled splashback, integrated fridge, freezer, stainless steel sink and drainer with mixer tap, electric hob with extractor over, electric oven.

Bedroom 1

12'8" max x 18'7" max

A generous bedroom having two large double glazed windows, mirror fronted fitted wardrobe, night storage heater.

En Suite

Suite comprising of a low level WC, wash hand basin sat on a vanity unit. shower cubicle with electric shower, extractor.

Bedroom 2

17'4" max x 18'7" max

Wall mounted electric panel heater, two large double glazed windows, recessed mirror fronted wardrobes.

Bathroom

White suite comprising of a low level WC, wash hand basin sat on a vanity unit, bath with shower over, extractor.

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property is held on a

leasehold for a term of 125 years from 1st April 2005 . Any prospective purchaser should clarify this with their Solicitor

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. 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. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. 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. 10. 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.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

