



MICHAEL HODGSON

estate agents & chartered surveyors

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# SANFORD COURT, SUNDERLAND

## £43,000

This 1 bed second floor apartment is located in Sanford Court, Ashbrooke and is available with NO ONWARD CHAIN. Sanford Court was built in 2003 and offers accommodation to those over 60 years including a residents lounge. 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 a 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.

- |                      |               |
|----------------------|---------------|
| Retirement Apartment | 1 Bedroom     |
| Living Room          | Kitchen       |
| Shower Room          | Over 60"s     |
| No Chain Involved    | EPC Rating: B |

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### Entrance Hall

Telephone door entry system, storage cupboard.

### Living Room

10'5" x 21'3"

The living room has a large double glazed window, wall mounted electric panel heater, feature fireplace with electric fire.

### Kitchen

9'4" x 7'0"

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

### Bedroom

17'5" max x 9'1" max

Double glazed window, recessed mirror fronted 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, extractor, shower cubicle,

### Externally / Parking

Externally there is a residents courtyard parking and a lovely communal garden

### TENURE

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

### COUNCIL TAX

The Council Tax Band is Band C.

# M I C H A E L   H O D G S O N

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