



Homebryth House, Sedgefield, TS21 3BW
1 Bed - Apartment
£675

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Homebryth House

Sedgefield, TS21 3BW

This very well presented one bedroom first floor apartment is now available for immediate occupation within the popular Homebryth House development which was constructed by McCarthy and Stone (Developments) Ltd for those over the age of 60 (with partner being 55 or over).

The complex comprises of 41 apartments with a non resident house manager available in case of emergency and 24 hour care line response, communal laundry room and communal lounge area for residents as well as pleasant landscaped managed gardens with seating areas.

The property comprises; entrance hall, lounge, modern kitchen with integral appliances, bedroom with fitted wardrobe and re-fitted shower room.

Sedgefield High Street is within easy strolling distance with its many amenities.

Rent £675 pcm

Bond £675

EPC Rating 'C'

Tenants required earnings: £20,400. Guarantor earnings: £24,480

LEASEHOLD

EPC Rating: C

Council Tax Band: A





ENTRANCE HALLWAY

LOUNGE

15'4 x 10'7 (4.67m x 3.23m)

KITCHEN

7'4 x 4'11 (2.24m x 1.50m)

DOUBLE BEDROOM

12'0 x 8'8 (3.66m x 2.64m)

SHOWER ROOM

6'9 x 5'4 (2.06m x 1.63m)

EXTERNALLY

Homebryth House, Sedgefield

Approximate Gross Internal Area
406 sq ft - 38 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

3 High Street, Sedgefield, TS21 2AU
Tel: 01740 621777
info@robinsonssedgefield.co.uk
www.robinsonsestateagents.co.uk

