







- Leasehold
- On Site Warden
- Second Floor
- Dual Aspect Windows
- Parking
- No Upper Chain
- Lift Access
- Modern Kitchen
- Communal Grounds
- Council Tax Band \*B\*







Offered for sale with the benefit of no upper chain, this two bedroom spacious second floor apartment is situated within this popular over 60's retirement complex, off Sandyford Road. With 24 hour care line and onsite warden. For sale to women over the age of 60 and gentlemen over the age of 65.

Internally the property briefly comprises: - hallway, lounge-diner with dual aspect windows modern kitchen , two bedrooms and a modern Bathroom . The apartment benefits from night storage heaters and double glazing. Externally there are mature communal gardens and parking.

For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

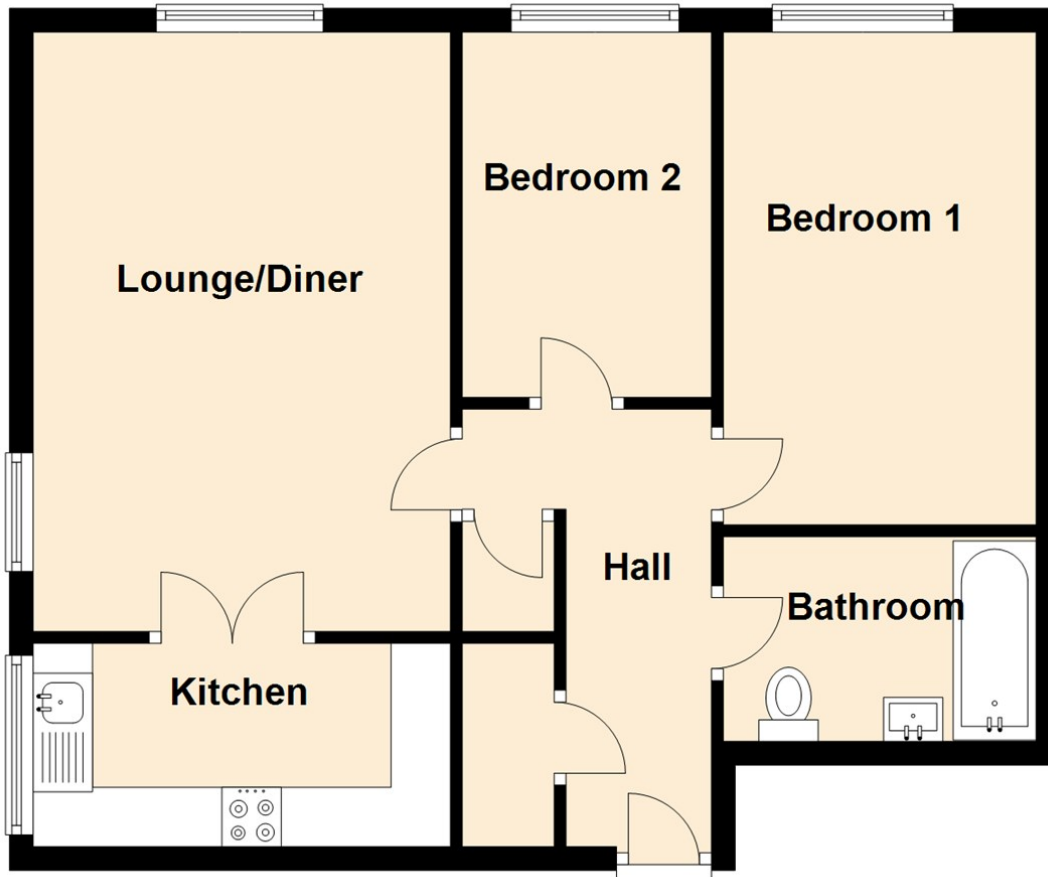
#### COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band \*B\*



## Second Floor




Lounge 16'6" x 11'5" (5.04 x 3.50)

Kitchen 5'7" x 11'6" (1.71 x 3.52)

Bedroom One 8'6" x 13'7" (2.60 x 4.16)

Bedroom Two 10'1" x 6'11" (3.09 x 2.12)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## The difference between house and home

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