

25 Sanford Court

Queen Alexandra Road, Sunderland, Tyne and Wear, SR2 7AU



A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR WITH JUILETTE BALCONY

Sanford Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 43 properties arranged over 3 floors served by a lift. Sanford Court is in an ideal location with a short walk into town which has many shops and amenities close by. It also benefits from having a pub across the road which many of the residents like to go too. The local park is also very popular for those looking to go for a stroll and see some scenery. The residents have many activities and social events which take place on site ranging from bingo nights to coffee mornings. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge
Communal Laundry
24 hour emergency Appello call system
Security door entry system
Development Manager

Guest Suite
Minimum Age 60
Lift to all floors
Lease 125 years from 2002



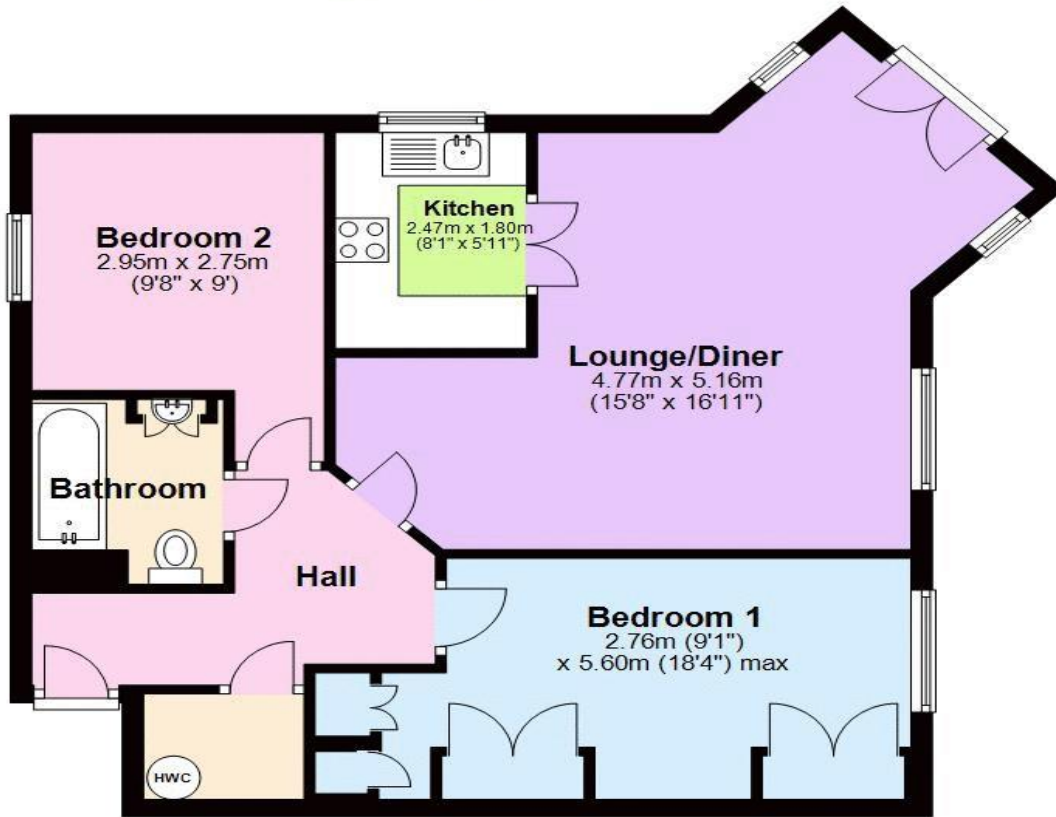
PRICE: £112,500

For more details or to make an appointment to view, please contact

Mr Bradley Varley

Floor Plan

Approx. 64.3 sq. metres (691.9 sq. feet)



Total area: approx. 64.3 sq. metres (691.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		46	75
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2020

Annual Ground Rent:

£TBC

Ground Rent Period Review:

Next uplift 2025

Annual Service Charge:

£3673.34

Contingency Fund Balance:

£TBC

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.