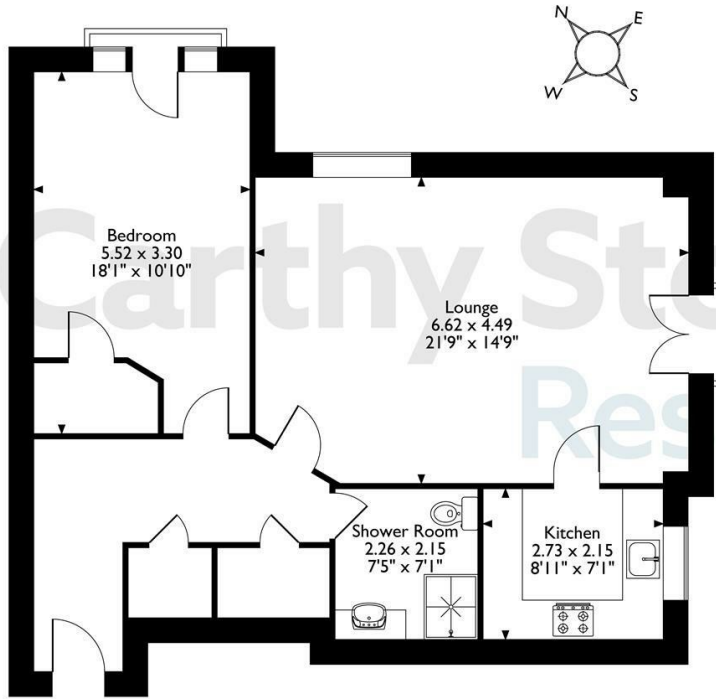


46 Herriot Gardens, Gray Road, Sunderland
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Council Tax Band: B



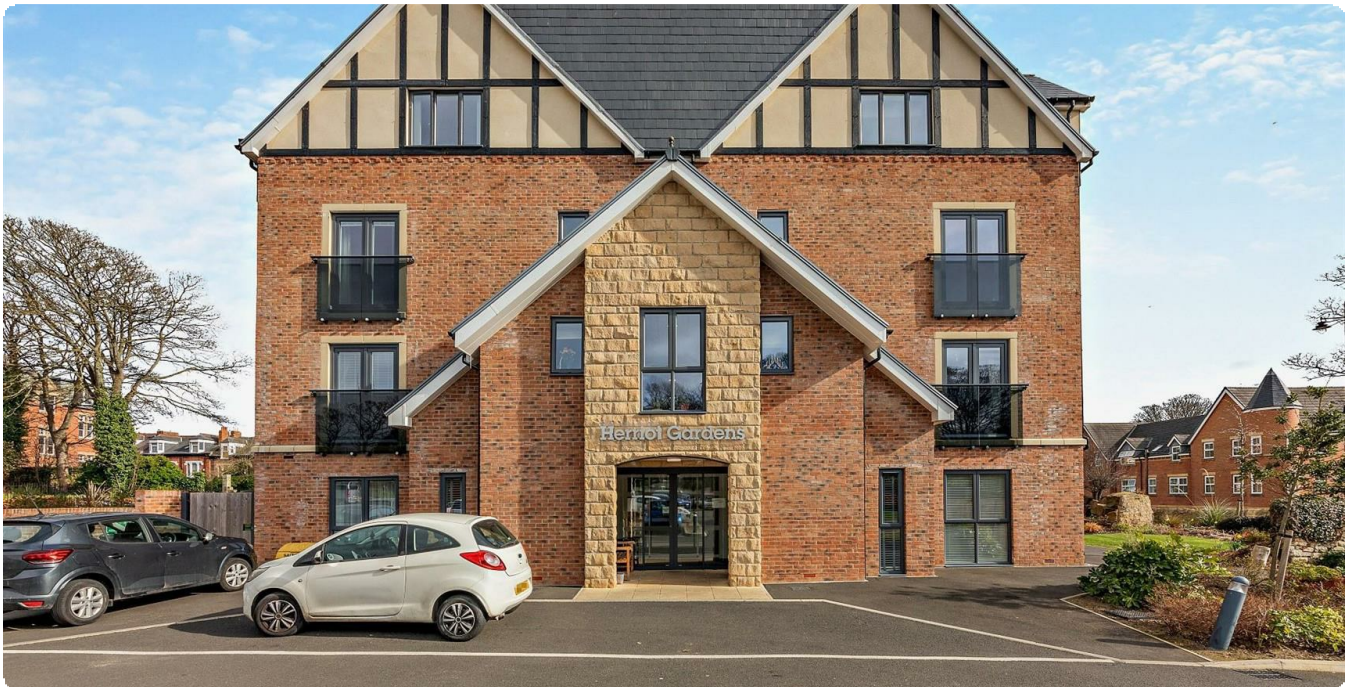
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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46 Herriot Gardens

Gray Road, Sunderland, SR2 8HG



Asking price £200,000 Leasehold

A PREMIUM one bedroom apartment with DUAL ASPECT living room with JULIET BALCONY and second JULIET BALCONY to the bedroom. Located on the second floor of a McCARTHY STONE Retirement Living development for the over 60's.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Herriot Gardens, Gray Road, Sunderland, SR2 8HG

Herriot Gardens

Herriot Gardens was built by McCarthy Stone specifically with retirement living in mind. The development consists of 59 retirement properties and is exclusively for the over 60s. The apartments are designed to make your life easier, incorporating intelligent design with gorgeous, practical living spaces and communal areas.

Socialising is high on the agenda in this retirement community and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone. The development boasts a large and luxurious communal lounge that comes complete with Wi-Fi and kitchen, this really is the heart of Herriot Gardens. The communal lounge opens onto beautiful landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. There is a handy hobbies room for activities and classes. A tranquil communal library exists, where you can indulge in your favourite read. Why not invite your family and friends to stay in one of our two beautiful hotel-style guest suites. There are also two laundry rooms and a storage room within the development for all residents' use.

The development is located in a conservation area of Sunderland and conveniently located close to Mowbray Park, Winter Gardens and Sunderland city centre. There is a bus stop within easy reach which quickly takes you into the heart of Sunderland where you'll find your favourite high street stores and smaller independent shops. The famous North East coast is less than a 10 minute drive from the development where you will find the popular beaches of Seaburn which stretch past the famous Souter lighthouse and beyond.



Entrance Hall

The front door leads into this spacious entrance hall with illuminated light switches, a smoke detector, apartment security door entry system with intercom and the 24-hour emergency pull cord system.

There are two storage cupboards, one of which houses the hot water system and the other is ideal for coats and shoes.

Further doors lead to the bedroom, wet room and living room.

Living room

This spacious dual aspect living room is wonderfully bright and enjoys a south-easterly Juliet balcony.

There is ample space for dining, two ceiling lights and raised level power sockets.

Kitchen

Fully fitted kitchen with high gloss units and complimenting worktop over. The sink sits beneath a window overlooking the gardens and Gray Road.

Built in appliances include a raised level oven, ceramic hob with extractor hood over, and integrated fridge freezer.

Bedroom

This generously sized room enjoys a Juliet balcony overlooking the gardens and attractive street beyond. There is a walk-in wardrobe with shelving and hanging rails.

Shower room

Partially tiled with anti-slip flooring and fitted with suite comprising of a level access shower cubicle with handrails and adjustable showerhead; vanity unit with wash basin and illuminated mirror over; WC, electric heated towel rail and emergency pull-cord.



1 bed | £200,000

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,968.68 per annum (until financial year end 28/02/2026)

Lease Information

Lease Length: 999 years from 1st Jan 2021

Ground rent: £425 per year

Ground rent review: 1st Jan 2036

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Additional Information and Services

- Super fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

