

## 55 Dryden Court

Dryden Road, Gateshead, Tyne and Wear, NE9 5BY



**PRICE: £70,000**

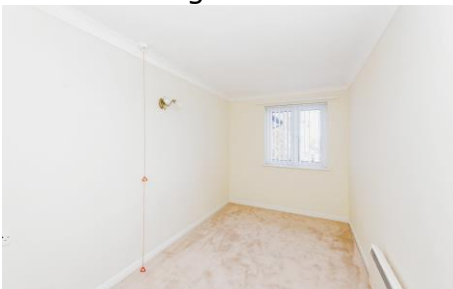
**Lease: 110**

### Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR WITH A JULIETTE BALCONY \*\*GROUND RENT FREE\*\* Dryden Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 55 properties arranged over 3 floors each served by lift. The development is in an ideal location with shops and amenities close by with bus routes and transport available. A local park is also popular for those looking to go for a walk. The development itself has lovely well maintained gardens brilliant for its residents in the summer weather. Residents also have many activities and social events ranging from coffee mornings to bingo night.

Residents' lounge  
Communal Laundry  
24 hour emergency Careline system  
Video door entry system ( linked to owner TV )  
Minimum Age 60

Guest Suite  
House Manager  
Lift to all floors  
Lease:



**For more details or to make an appointment to view, please contact  
Mr Jordan Joice**



Total floor area 56.8 sq.m. (612 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/08/24**

**Annual Ground Rent:**

**£N/A**

**Ground Rent Period Review:**

**N/A**

**Annual Service Charge:**

**£3080.09**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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