

## 32 Sanford Court

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



**PRICE: £55,000**

**Lease: 125 years from 2002**

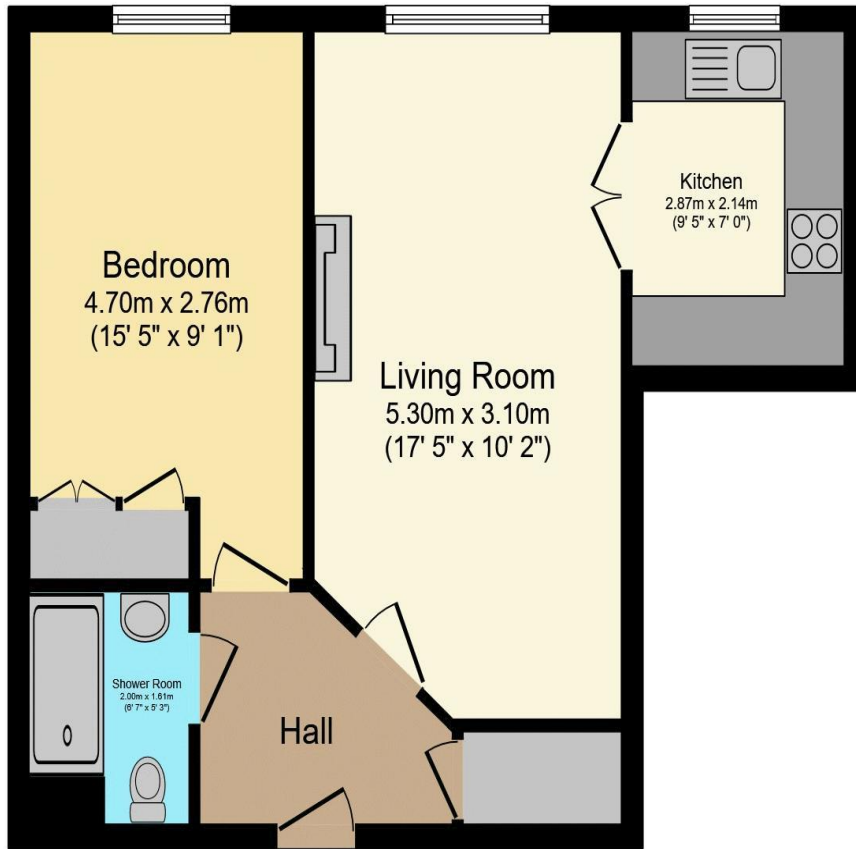
### Property Description:

**A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR** with views over trees and park 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



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



Total floor area 46.9 m<sup>2</sup> (505 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>	86	86
(69-80) <b>C</b>		
(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:**

**31/08/25**

**Annual Ground Rent:**

**£350.00**

**Ground Rent Period Review:**

**2025**

**Annual Service Charge:**

**£3,497.44**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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