

## 28 Strawberry Court

Tunstall Road , Sunderland, Tyne and Wear, SR2 7RQ



**PRICE: £40,000**

**Lease: 125 years from 2005**

### Property Description:

#### **A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR**

Strawberry Court is set in an outlying area of Sunderland, approximately 1.5 miles from Sunderland City Centre. The area is predominantly residential and benefits from a selection of local shops, the nearest of which is within 100 yards of the development. Strawberry Court consists of 33 apartments over 4 floors with a lift to all floors. The development benefits from a laundry room, guest room, off road parking and communal gardens. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Minimum Age 60

Lift to all Floors

Development Manager

Residents Lounge and Guest Suite

Intruder Alarms and Camera Entry System

Car Park on Site

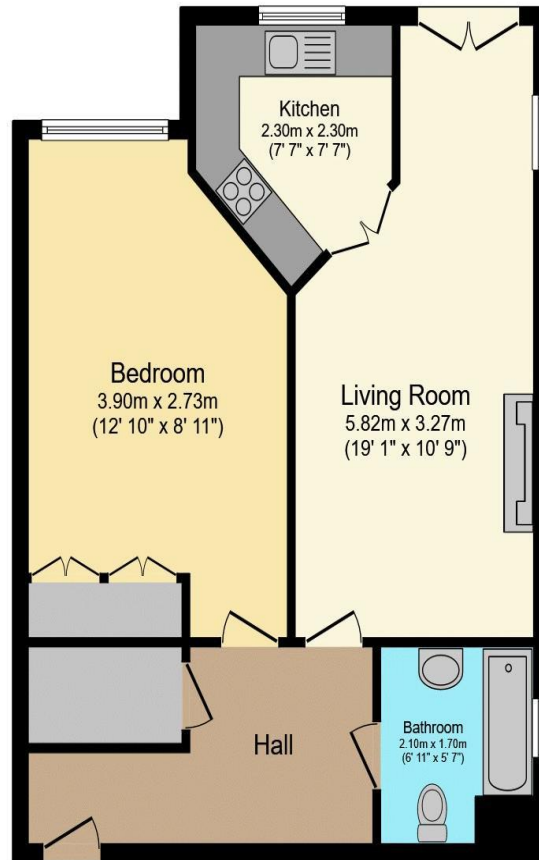
24 Hour Appello call facility

Lease: 125 years from 2005

Service Charge £3,062.48 Ground Rent  
£395.00



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



Total floor area 63.1 m<sup>2</sup> (679 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).  
Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(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	

WWW.EPC4U.COM

**For Financial Year Ending:**

**28/02/25**

**Annual Ground Rent:**

**£395.00**

**Ground Rent Period Review:**

**2028**

**Annual Service Charge:**

**£3,062.48**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer  
1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
Registered in England No. 3829469



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.