



good  **life**

Aylesford Mews, Greystoke, Sunderland

Offers in the Region Of £88,999

2 DOUBLE BEDROOM APARTMENT

2nd FLOOR

MASTER BED + EN SUITE

EPC RATING C

ALLOCATED PARKING SPACE PLUS VISITOR PARKING

SOUGHT AFTER DEVELOPMENT OF EXECUTIVE HOUSING

ATTRACTIVELY PRICED 2 DOUBLE BEDROOM 2nd FLOOR APARTMENT WITH EN SUITE TO MAIN BEDROOM PLUS SEPARATE MAIN BATHROOM ON EXECUTIVE DEVELOPMENT. Good Life Homes are delighted to bring to the market one of the desirable 2 double bed apartments on the executive Aylsford Mews development. Benefitting from an en suite to the master bedroom plus a separate bathroom, this second floor apartment also benefits from a spacious lounge/kitchen with integrated appliances. The property is currently tenanted at £550pcm and managed by our lettings department to a tenant who we understand would prefer to stay however we do believe that the property could be available with vacant possession with suitable notice given to the tenant. Details of annual maintenance charges can be provided on request but are understood to be in the region of £1200pa subject to confirmation. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home!

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ACCOMMODATION

ENTRANCE HALL

Carpet flooring, entry phone system.

BEDROOM 1 12' 1" x 11' 9" (3.68m x 3.58m)

Area curtained off for clothes, en-suite, wall lights, double radiator, uPVC double glazed window.

EN-SUITE 5' 2" x 5' 0" (1.57m x 1.52m)

Low level WC, wall mounted hand basin, double shower cubicle with shower fed from Combi boiler. Single radiator, vinyl floor covering, partially tiled.

BATHROOM 6' 11" x 6' 3" (2.11m x 1.91m)

White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and bath with panel, single radiator, vinyl floor covering. The walls are tiled with ceramic tiles in a marble effect.

LOUNGE 18' 2" x 11' 5" (5.54m x 3.48m)

Open plan to kitchen/dining area Double radiator, uPVC double-glazed window, sky connection, double radiator in dining area.

KITCHEN 10' 7" x 9' 7" (3.22m x 2.92m)

A good range of wall and floor units in light oak/maple, gas hob, electric oven, extractor fan, stainless steel sink with bowl and a half and single drainer, uPVC double glazed window, cupboard housing central heating boiler, space and plumbing for washing machine and fridge.

BEDROOM 2 10' 11" x 8' 11" (3.32m x 2.72m)

Double radiator, carpet flooring, front facing uPVC double-glazed window.





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			
		78	80
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			
		80	82
England, Scotland & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.