



MICHAEL HODGSON

estate agents & chartered surveyors



PLANE TREE COURT, SUNDERLAND

£39,900

Available with No Onward Chain. This 1 bedroom First Floor apartment located on Doxford Rise which is a retirement development managed by Home Group and offers a purchaser shared ownership based upon 70% with the purchaser and 30% retained by Home Group Limited. The property itself briefly comprises of Entrance Vestibule with stairs to the First Floor, Hallway, Living Room, Kitchen, Bedroom and Shower Room. The property must be viewed.

Leasehold

Tax Band A

Flat

First Floor

Popular Area

Leasehold

1 Bedroom

Living Room & Kitchen

Tax Band A

EPC Rating: C



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Entrance Vestibule

stairs to the first floor, landing, radiator, loft access,

Kitchen

9'4" max x 14'0"

The kitchen has a range of floor and wall units, space for cooker, plumbed for washer, sink and drainer with mixer tap, storage cupboard with wall mounted gas central heated boiler, 2 radiators, 2 double glazed windows

Living Room

13'3" x 9'1"

Double glazed window, radiator, feature fireplace, cove to ceiling,

Bedroom 1

13'2" x 8'6"

Double glazed window, radiator

Shower Room

low level WC, pedestal basin, shower, radiator

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

TENURE

We are advised by the Vendors that the property is Leasehold and held for a term of 99 years from 30 April 1999. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band A

M I C H A E L H O D G S O N

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Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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