



CHEMIS

MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



STRAWBERRY COURT, SUNDERLAND

£84,950

This superb 2 bed, 2 bath retirement apartment is located within Strawberry Court in Ashbrooke and comprises of a splendid first-floor retirement apartment is exclusively available for those aged over 60. The property boasts two well-proportioned bedrooms, including a convenient en suite, alongside a separate bathroom, making it ideal for comfortable living.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy living room, perfect for relaxation or entertaining guests. The kitchen is thoughtfully designed, providing a functional space for culinary pursuits.

Strawberry Court is not only a home but a community, offering residents a delightful lounge where you can socialise with neighbours, as well as a laundry room for added convenience. The communal gardens provide a serene outdoor space to enjoy the fresh air, while residents' parking ensures ease of access.

This property is ideally located, with easy access to local shops and amenities, as well as excellent transport links, making it a practical choice. There is NO ONWARD CHAIN INVOLVED with the sale.

We highly recommend viewing this charming apartment to fully appreciate its appeal and the vibrant community it offers.

Apartment

2 Bedrooms

Bathroom & En Suite

Viewing Advised

First Floor

Living Room

No Chain Involved

EPC Rating: TBC



STRAWBERRY COURT, SUNDERLAND

£84,950

Entrance Hall

The entrance hall has two storage cupboards, night storage heater.

Living Room

14'5" max x 16'6" max

The living room has a double glazed window, double glazed french door opening to a Juliet balcony, feature fire with electric fire, night storage heater.

Kitchen

The kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob, stainless steel sink and drainer with mixer tap, double glazed window, wall mounted electric space heater.

Bedroom 1

18'4" to bay x 13'1"

A spacious bedroom having two large double glazed windows, range of fitted wardrobes, wall mounted electric panel heater.

En Suite

Suite comprising of a low level WC, wash hand basin sat on a vanity unit, corer shower cubicle, extractor, wall mounted electric heater.

Bedroom 2

15'5" max x 14'9" max

A light and airy bedroom having two large double glazed windows, wall mounted electric panel heater, mirror fronted fitted wardrobes

Bathroom

White suite comprising of a low level WC, wash hand basin sat on a vanity unit, bath with shower over, extractor, towel radiator.

TENURE

We are advised by the Vendors that the property is held on a Leasehold basis for a term of 125 years from 1st April 2005. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band C

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

estate agents & chartered surveyors

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.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

