

Homebryth House, Sedgfield, TS21 3BW
1 Bed - Flat - Purpose Built
£69,950

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Nestled within the heart of Sedgefield; we are delighted to offer to the market with no onward chain this deceptively spacious ground floor apartment within the popular Homebryth House development. Initially constructed by McCarthy & Stone Developments Ltd for those over the age of 60 (with partner being 55 or over) the complex itself comprises of 41 apartments with a non resident house manager available in case of emergency & 24 hour care line response, communal laundry room & communal lounge area for residents as well as pleasant landscaped managed gardens with seating areas. With easy access to all of the local amenities offered in & around Sedgefield & within excellent commuting distance to all major road networks & nus routes, this well proportioned home also benefits from double glazing & electric storage heaters. This impressive apartment is situated to the side elevation of the building & briefly comprises: entrance hallway spacious lounge/dining area (measuring 14ft approximately) with access door to the communal gardens, fitted kitchen with a range of wall & base units, double bedroom with built-in wardrobes & a re-fitted wet room. Externally, there are communal gardens (in addition to garden area allocated to this specific apartment) immediately accessible & Sedgefield High Street is within easy strolling distance. We highly recommend thorough internal inspection in order to fully appreciate the style, space & layout of this lovely apartment for sale.

EPC Rating: C
Council Tax Band: A
Tenure: Leasehold

ENTRANCE HALLWAY

LOUNGE

16'6 x 10'2 (5.03m x 3.10m)

KITCHEN

6'10 x 4'11 (2.08m x 1.50m)

DOUBLE BEDROOM

11'9 x 8'4 (3.58m x 2.54m)

WET ROOM

6'4 x 5'1 (1.93m x 1.55m)

EXTERNALLY

AGENTS NOTES

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: Super-fast 80 Mbps*
Mobile Signal/Coverage: Good to Average
Tenure: Leasehold - 125 year lease with Approx 92 years remaining

Council Tax: Durham County Council, Band A- Approx. £1604.73

p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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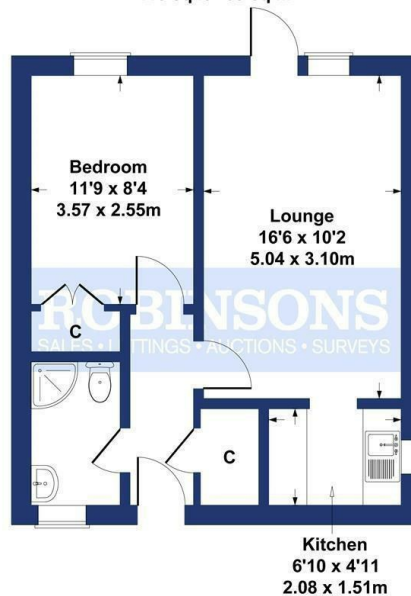
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Homebrtyh House

Approximate Gross Internal Area
418 sq ft - 39 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
69-84	E		
55-68	F		
45-54	G		
Not energy efficient - higher running costs			
		73	82

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
41-38	F		
11-20	G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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