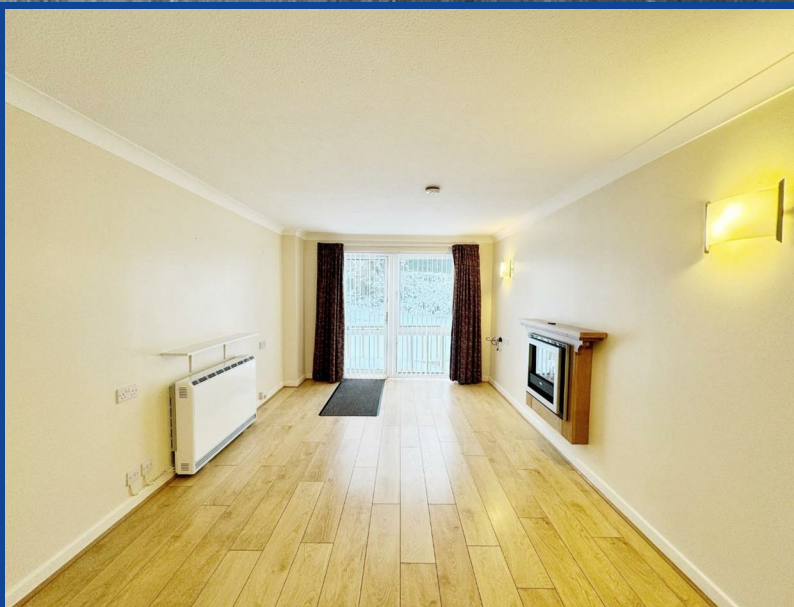




**Homebryth House, Sedgfield, TS21 3BW**  
**1 Bed - Flat - Purpose Built**  
**£69,950**

**ROBINSONS**  
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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 & bus 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**

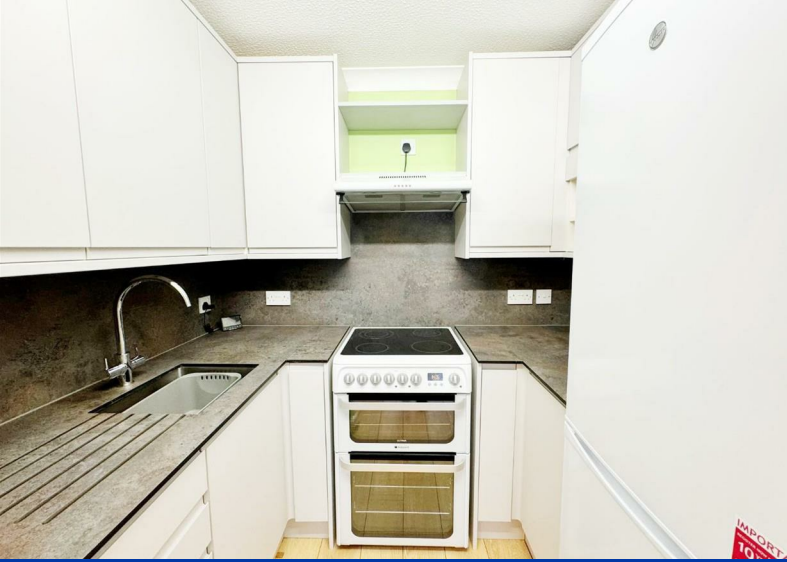
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Super-fast 80 Mbps\*  
Mobile Signal/Coverage: Good to Average  
Tenure: Leasehold - 125 year lease with Approx 92 years remaining

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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## 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 (92-100)                                  |                         |
| B (81-91)                                   |                         |
| C (69-80)                                   |                         |
| D (55-68)                                   |                         |
| E (39-54)                                   |                         |
| F (21-38)                                   |                         |
| G (1-20)                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
| Current                                                         | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| A (92-100)                                                      |                         |
| B (81-91)                                                       |                         |
| C (69-80)                                                       |                         |
| D (55-68)                                                       |                         |
| E (39-54)                                                       |                         |
| F (21-38)                                                       |                         |
| G (1-20)                                                        |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |

### DURHAM

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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