

Homebryth House, Sedgfield, TS21 3BW
1 Bed - Apartment
£69,950

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Pleasantly positioned within the heart of Sedgefield; we are delighted to offer to the market with no onward chain; this first floor apartment with one double bedroom 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 itself & within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teeside, this tastefully decorated home also benefits from double glazing & night storage heaters. This impressive apartment briefly comprises: entrance hallway with storage, spacious lounge with window overlooking the rear elevation, kitchen with a range of fitted wall & base units, one double bedroom with fitted wardrobes & a re-fitted shower room. Externally, the communal gardens are immediately accessible & Sedgefield High Street is within easy strolling distance. We highly recommend thorough internal inspection in order to fully appreciate the style, standard & layout of this lovely apartment for sale.

EXTERNALLY

EPC Rating: C
Council Tax Band: A
Leasehold

LEASEHOLD
EPC Rating: C
Council Tax Band: A

ENTRANCE HALLWAY**LOUNGE**

15'4 x 10'7 (4.67m x 3.23m)

KITCHEN

7'4 x 4'11 (2.24m x 1.50m)

DOUBLE BEDROOM

12'0 x 8'8 (3.66m x 2.64m)

SHOWER ROOM

6'9 x 5'4 (2.06m x 1.63m)



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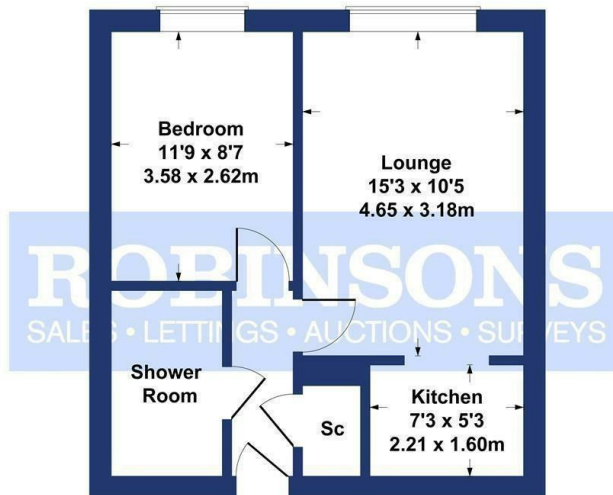
Strategic Marketing Plan

Dedicated Property Manager

Homebryth House, Sedgefield

Approximate Gross Internal Area

406 sq ft - 38 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. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
59-64	E		
45-58	F		
35-40	G		
Not energy efficient - higher running costs			
		77	79

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		
45-38	F		
35-28	G		
Not environmentally friendly - higher CO ₂ emissions			

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