



**Homebryth House, Sedgfield, TS21 3BW**  
**1 Bed - Apartment**  
**£60,000**

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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 & within excellent commuting distance to all major road networks & bus routes, 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 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.

EPC Rating: C  
Council Tax Band: A  
Leasehold

#### **ENTRANCE LOBBY**

#### **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)

#### **EXTERNALLY**



# OUR SERVICES

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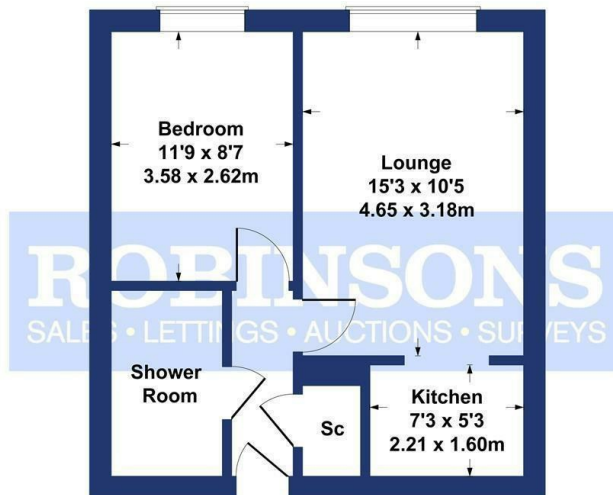
Strategic Marketing Plan

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   |           | Environmental Impact (CO <sub>2</sub> ) Rating   |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| 69   | 82        |  |           |
| <p>Very energy efficient - lower running costs</p> <p>105-91m A</p> <p>92-88m B</p> <p>81-65m C</p> <p>65-54m D</p> <p>54-48m E</p> <p>45-39m F</p> <p>39-35m G</p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>105-91m A</p> <p>92-88m B</p> <p>81-65m C</p> <p>65-54m D</p> <p>54-48m E</p> <p>45-39m F</p> <p>39-35m G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>  |           | <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>  |           |

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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.



# ROBINSONS

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