



Homebryth House, Sedgfield, TS21 3BW
1 Bed - Apartment
£73,950

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**** AVAILABLE WITH NO ONWARD CHAIN**** This very well presented one bedroom ground floor apartment is now available within the popular Homebryth House development which was constructed by McCarthy and Stone (Developments) Ltd for those over the age of 60 (with partner being 55 or over).

The complex comprises of 41 apartments with a non resident house manager available in case of emergency and 24 hour care line response, communal laundry room and communal lounge area for residents as well as pleasant landscaped managed gardens with seating areas.

The property comprises: entrance hallway, spacious lounge with access to a patio area to rear, a modern re-fitted kitchen, one double bedroom & a re-fitted wet room. The property enjoys an open aspect view of the communal gardens to rear & a patio area for the vendors enjoyment. Additionally, the property benefits from re-fitted electric heaters & re-fitted carpets throughout.

Sedgefield High Street is within easy strolling distance with its many amenities. We highly encourage thorough internal inspection in order to fully appreciate the style, layout & standard of this impressive property for sale.

Leasehold
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE
19'2 x 10'6 (5.84m x 3.20m)

KITCHEN
7'3 x 5'0 (2.21m x 1.52m)

MASTER BEDROOM
13'11 x 8'9 (4.24m x 2.67m)

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

EXTERNALLY



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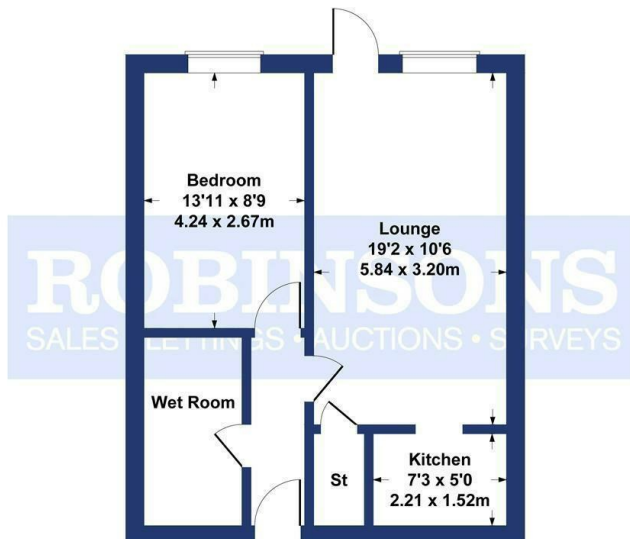
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Homebryth House, Sedgefield, TS21 3BW

Approximate Gross Internal Area
487 sq ft - 45 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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
69-74	E		
55-68	F		
35-54	G		
Not energy efficient - higher running costs			
73			80

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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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.

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