

Asking price of £115,000

Sandyford Park, Sandyford, NE2



- First floor apartment
- Economy electric heating
- For men over 65 and women over 60
- Corner position
- No chain
- Anchor housing
- Wooded grounds
- Handy for buses into Newcastle
- Communal living room for events

***RETIREMENT APARTMENT FOR SALE ***

- Over 60's for women and over 65's for men. (Anchor housing)

Located within scenic and private wooded grounds yet within a walk or bus ride to Newcastle City Centre, this two bedroomed first floor retirement apartment is located on a quiet corner within this safe and secure development which is run and managed by Anchor Housing. The rooms have good natural light, with one double bedroom and one single bedroom which would also make a great study or guest room. The flat

is warmed with economy electric heaters and has double glazed windows. With an Entryphone system and emergency pull cords in the apartment itself, this property will not only enable continued independent living but also provide peace of mind with a 24-hour warden service. The main building features a day room which is open to all residents and is ideal for hosting larger family gathering which can be pre-booked. There is also communal private parking on site for residents and visitors. Leasehold with management fee, please see agent's notes at the end of these details.

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Second floor landing with corridor to :

Main entrance door :

Hallway

With airing cupboard and cloaks cupboard.

Living room

5.00m x 3.52m (16'5" x 11'7")

With windows to 2 side. Open plan to :

Kitchen

1.72m x 3.52m (5'8" x 11'7")

Fitted with a range of units.

Bedroom one

4.38m x 2.61m (14'4" x 8'7")

With fitted robes

Bedroom two

3.13m x 2.03m (10'3" x 6'8")

Bathroom

Lovely modern suite with over bath shower.

Outside

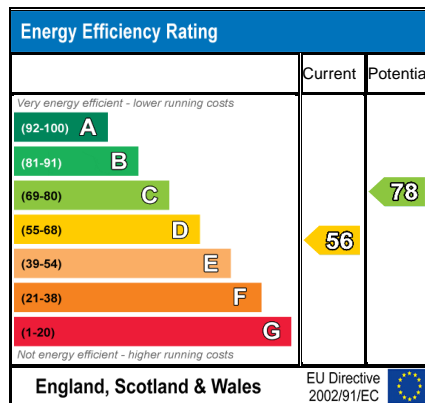
Beautifully maintained mature grounds with parking on a first come first served basis. The building also features a function room where residents can host guests if booked in advance.

Service charge and leasehold

The monthly service charge payable to Anchor housing is currently £202.55., and the lease which is currently 62 years will be renewed by the sellers at their expense, for a further 90 years giving a term of 152 years for the new owner. (expiring 2176)

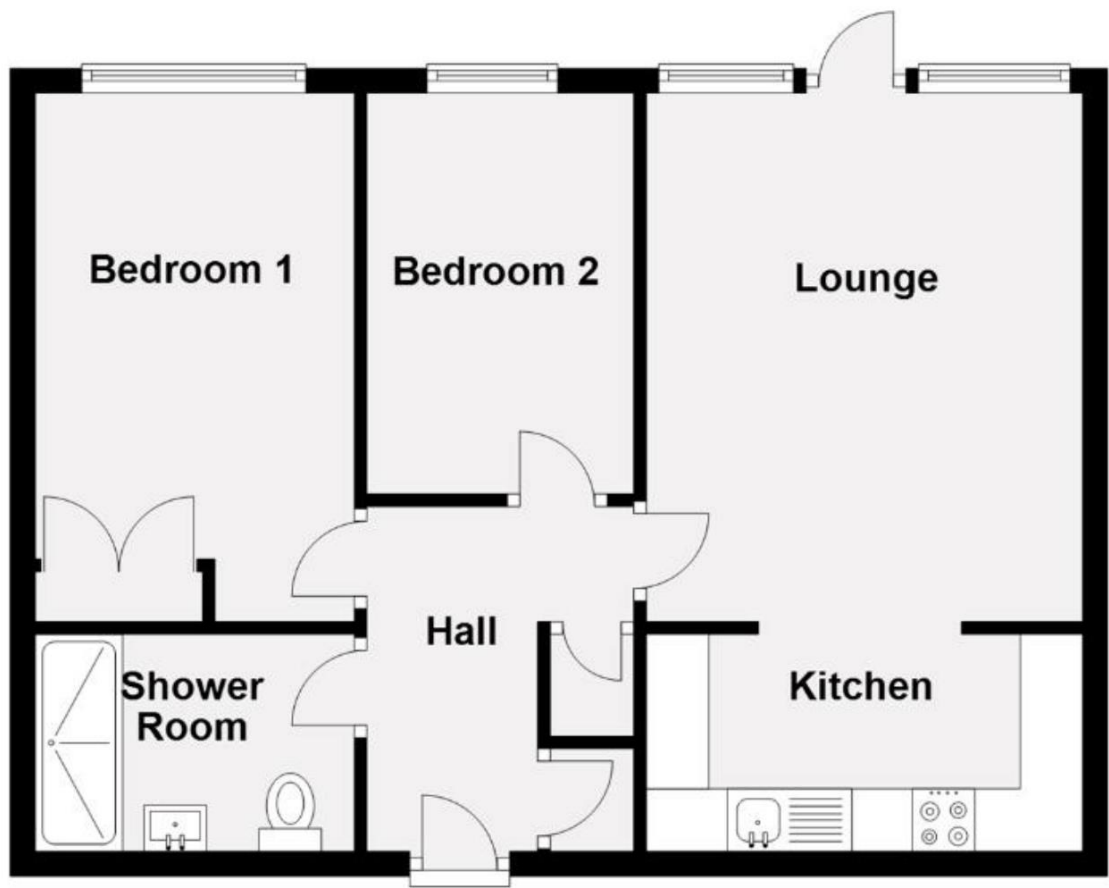
Note from www.anchor.org.uk

The following info is from the Anchor housing website and relates to Sandyford Park. At Sandyford Park leasehold retirement development in Newcastle, we offer 4 detached two bedroom bungalows, 2 semi-detached two bedroom bungalows, 11 one bedroom and 31 two bedroom apartments purpose-built for sale to women over the age of 60 and gentlemen over the age of 65. The development is situated in the attractive leafy suburb of Jesmond close to Newcastle-upon-Tyne and has excellent transport links to both the city centre and the beautiful north east coast. There are many retail outlets in Jesmond, including supermarkets, a post office, library, bakery, hairdressers and cafes. There are doctors' surgeries in both Jesmond and Newcastle on the local bus route. Other local amenities include a theatre, swimming pool with gym, hotels, restaurants and bars. In addition to each individual private property, at Sandyford Park we provide a communal lounge, well maintained landscaped gardens and 27 parking spaces. For those times when you might like to be more sociable and meet up with others, we also run social activities and events including coffee mornings, Canasta, Rummikub, gentle exercise classes, rookie golf games, social evenings and organised theatre and day trips. We also have a fortnightly shopping bus service. The estate manager is resident on-site to offer help, advice and co-ordinate any services provided.



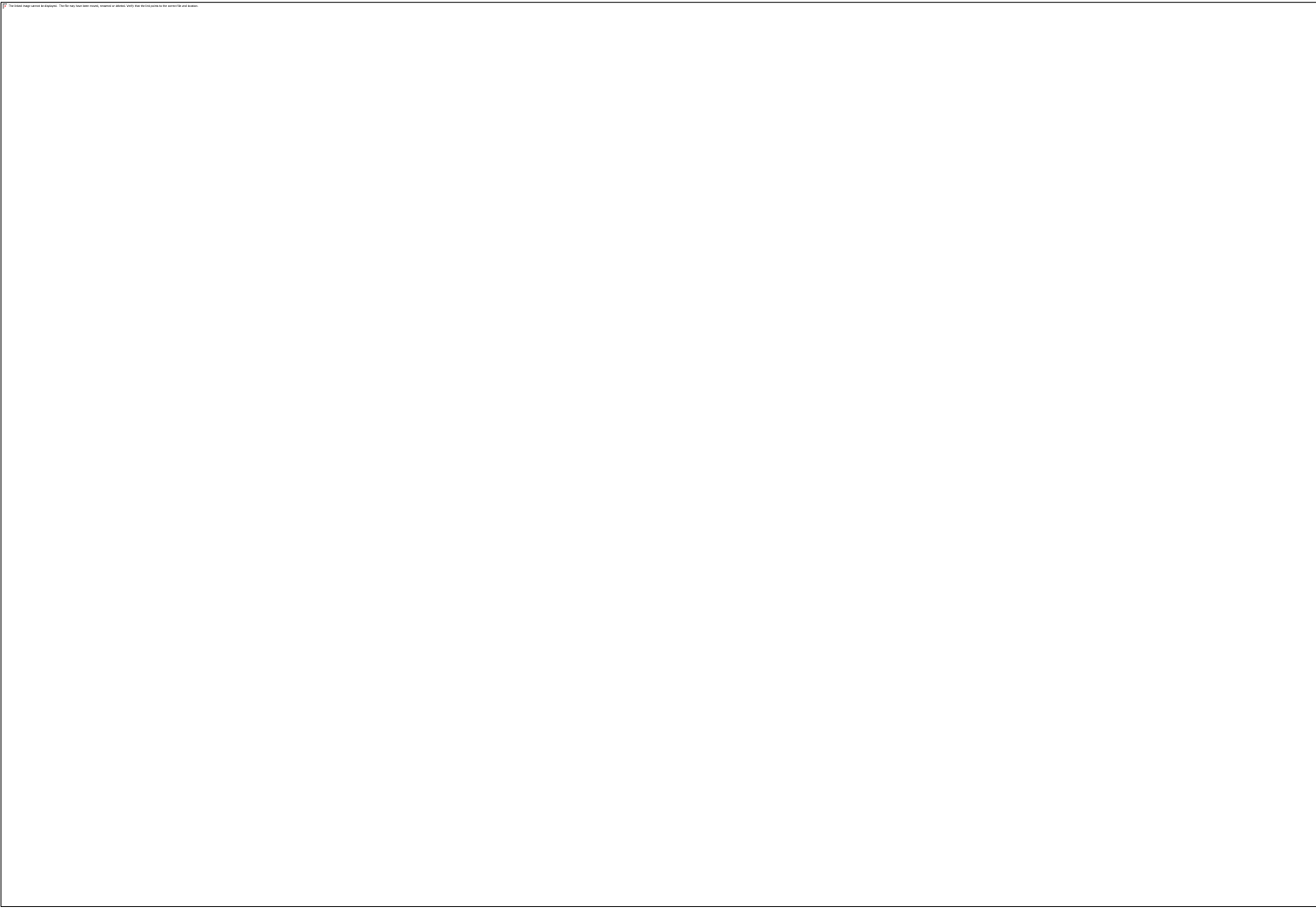






Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks,Benton Park Road,South Gosforth,Newcastle upon Tyne,Tyne and Wear,NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W: www.noelharris.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.