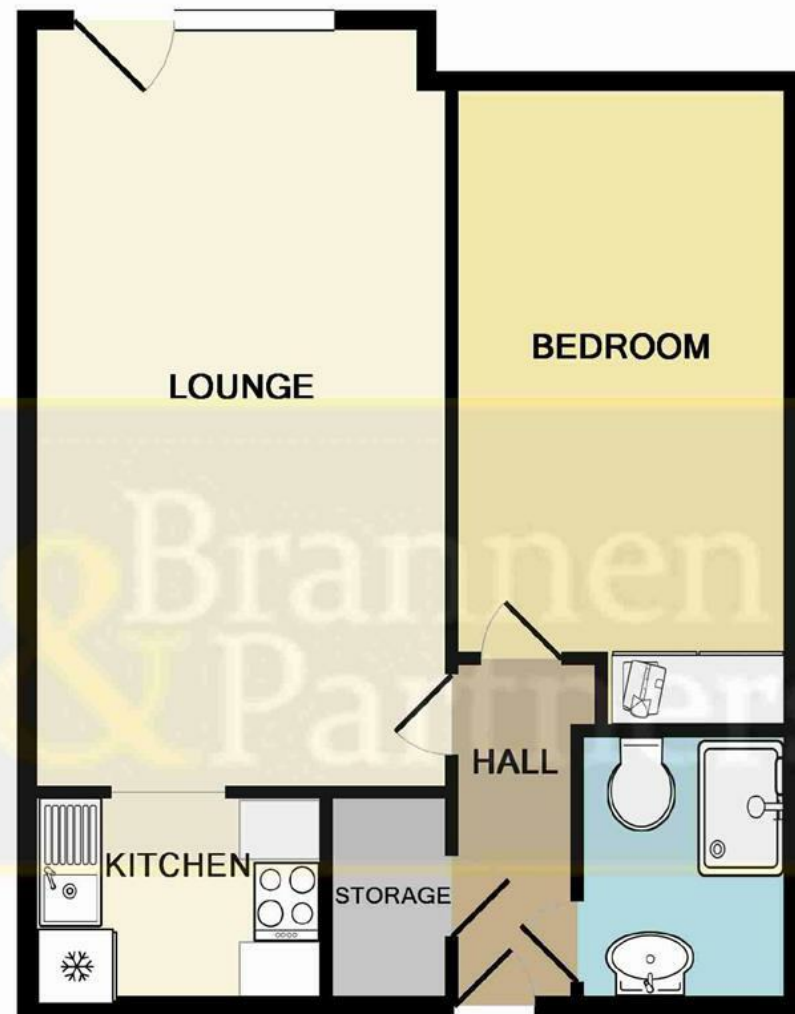




Homeprior House, Monkseaton



TOTAL APPROX. FLOOR AREA 442 SQ.FT. (41.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £55,000

Description

ONE BEDROOM GROUND FLOOR APARTMENT
OVERLOOKING COMMUNAL GARDENS

Brannen & Partners welcomes to the market, this well presented one bedroom ground floor apartment. Situated in the retirement development of Homeprior House in the heart of Monkseaton Village, this lovely apartment is unique as it offers direct access to the communal gardens, which only a handful of apartments benefit from.

Briefly comprising; communal entrance with lift or stairs to first floor. Once inside the apartment, the central hallway provides access to all principal rooms of the home and provides integral storage.

To the right, the well configured bathroom offers bath with shower overhead, WC, heated towel rail and vanity wash basin with storage beneath. Next, the bedroom is spacious and light, featuring fitted wardrobes and situated to the rear of the development. Moving into the substantial living space, with fitted electric fireplace and neutral decor.

An archway leads into the kitchen, whilst a floor to ceiling window overlooks the communal gardens, incorporating a door for private access. Equipped with a good range of wall and base units and wood effect worktops, the kitchen benefits further from an integrated sink and designated space for all other appliances.

Externally, there are well maintained communal gardens with seating areas.

The development itself also benefits from a lift, communal lounge and kitchen, communal gardens, laundry room, house manager, 24 hour support from care-line and parking is also available, with mobility scooter charging facility. The apartment overlooks the communal gardens and new residents are accepted from 60 years of age.

This property is ideally located close in the centre of Monkseaton, offering a fantastic range of shops, cafés and restaurants. With a bus stop directly outside, it is also within walking distance to the Metro station and is well placed for ease of access to major road links in to the city centre and other coastal towns.

Communal Entrance

Hallway

Bathroom

5'5" x 6'9"

Living Room

10'6" x 17'2"

Kitchen

7'3" x 5'5"

Bedroom

8'9" x 12'2" (excl wardrobes)

Communal Gardens

Tenure

Leasehold - 88 years remaining

