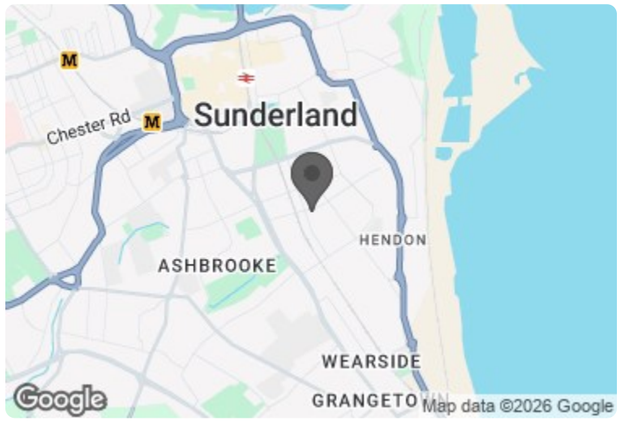

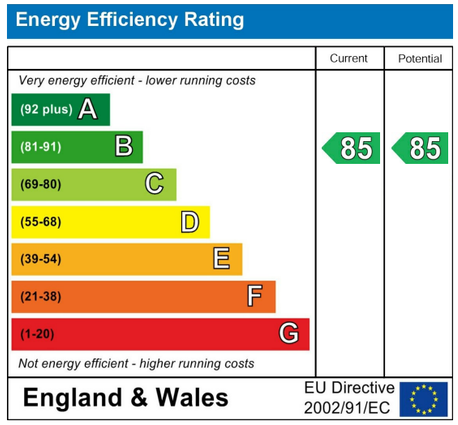

Council Tax Band: B
Holding Deposit*: £150
Security Deposit:** £1,563
For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

McCarthy & Stone
Welcome Home.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

*To be offset against your initial rent payment. **Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786

arla | propertymark PROTECTED
propertymark cmp Client Money Protection
The Property Ombudsman

22 Herriot Gardens

Gray Road, Sunderland, SR2 8HG

A spacious first-floor one-bedroom apartment with a generous living room, separate fitted kitchen, walk-in wardrobe, shower room and useful storage cupboard.

Rental Price
£1,355 Per month

No service charge payable.
Property is unfurnished.

Call us on 0800 8100 174 to find out more.

rentalenquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk

Rated **Excellent**
4.5K+ reviews
Trustpilot

Property Features

- Located close to the amenities of Sunderland city centre
- One bedroom apartment located on the first floor
- Views of the communal landscaped gardens
- Lifts to all floors
- Pet friendly
- House Manager arranges social events
- Plenty of communal areas
- Guest suite for when friends and family visit
- Communal hobbies room for crafts, games and classes

McCarthy & Stone
Welcome Home.

22 Herriot Gardens, Gray Road, Sunderland, SR2 8HG

1 bed | Rental Price £1,355 Per month

Herriot Gardens

Herriot Gardens was built by McCarthy Stone specifically with retirement living in mind. The development consists of 59 retirement properties and is exclusively for the over 60s. The apartments are designed to make your life easier, incorporating intelligent design with gorgeous, practical living spaces and communal areas.

Socialising is high on the agenda in this retirement community and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone. The development boasts a large and luxurious communal lounge that comes complete with Wi-Fi and kitchen, this really is the heart of Herriot Gardens. The communal lounge opens onto beautiful landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. There is a handy hobbies room for activities and classes. A tranquil communal library exists, where you can indulge in your favourite read. Why not invite your family and friends to stay in one of our two beautiful hotel-style guest suites. There are also two laundry rooms and a storage room within the development for all residents' use.

The development is located in a conservation area of Sunderland and conveniently located close to Mowbray Park, Winter Gardens and Sunderland city centre. There is a bus stop within easy reach which quickly takes you into the heart of Sunderland where you'll find your favourite high street stores and smaller independent shops. The famous North East coast is less than a 10 minute drive from the development where you will find the popular beaches of Seaburn which stretch past the famous Souter lighthouse and beyond.

Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

• Carefree maintenance - problems with the rental property are swiftly sorted out for you
• Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
• Budgeting is easy: you'll pay a single monthly payment. No service charge is payable.
• Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
• Live on your terms - you'll have the chance to try out a retirement community to see if it suits
• Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

" I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the House Manager and it's done…" Helen, McCarthy Stone tenant

Landscaped Gardens

One of the main social hubs of Herriot Gardens is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle

Socialising is high on the agenda at Herriot Gardens and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

About 22 Herriot Gardens

Well-presented one-bedroom apartment situated on the first floor of Herriot Gardens, a McCarthy Stone Retirement Living development in Sunderland. The apartment benefits from a desirable west-facing Juliet balcony, providing a lovely space to enjoy the afternoon and evening light. The bright and spacious living room offers plenty of room to relax and entertain, with a separate fully fitted kitchen featuring integrated appliances. The generous bedroom benefits from a convenient walk-in wardrobe, while the contemporary shower room offers easy-access features. Thoughtfully designed throughout, this apartment provides a comfortable and practical home for retirement living.

What's is included at the development ?

• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

Additional Information & Services

• Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage