

Plane Tree Court, Doxford Rise, Sunderland £35,950











An attractive first floor retirement apartment, for the over 55s, available for sale on a 70% shared ownership basis with the remaining 30% retained by Home Group.
Coffee mornings at the Community centre every 6-8 weeks. It gives residents an opportunity to meet one another and to raise any questions. The Community centre also has a wide range of activities available such as bowls and chair yoga that some of the residents get involved in. The estate does have a great Community spirit and look out for one another.
Internally the accommodation is accessed via its own private entrance at ground floor level with a staircase to the first floor, where there is a hall, lounge, spacious kitchen/diner, double bedroom and a bathroom/wc. Residents parking is available. This pleasant development is ideally placed for local amenities, shops and transport links, including major road connections. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Entrance
Access via UPVC entrance door with stairs leading to first floor accommodation.

Reception Hall



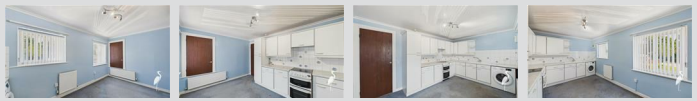
Radiator and access point to loft.

Lounge 9'1" x 13'2"



Double glazed box bay window to rear, two radiators and a feature fireplace.

Kitchen/Diner 14'9" x 9'5"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Space for an oven, fridge freezer and washing machine.

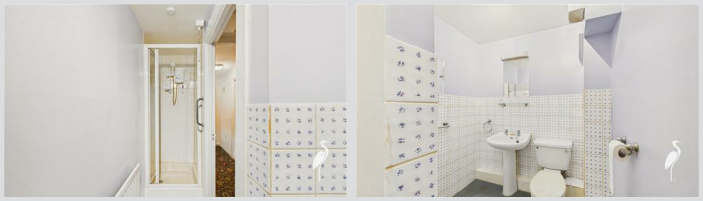
Double glazed box bay window and double glazed window to front. Two radiators and storage cupboard.

Bedroom 8'6" x 13'1"



Double glazed window to rear and two radiators.

Shower Room



Low level WC, washbasin and shower cubicle, radiator.

Outside
Residents parking.

Council Tax Band
The Council Tax Band is Band A.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is a surrender and regrant lease, the lease will renew to a full 99 years for each new owner. The Service charge is £1347.10 per annum. There is no ground rent.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Annual Payments to Landlord
The annual payment to the landlords includes:

Rent £0.00
Service charge £407.15
Estate charge £0.00
Buildings insurance £197.23
Management fee £352.62
Reserve fund payment £390.00
Warden services £0.00
List other monthly costs £0.00
(e.g. alarm)

Total annual Payment £1347.10
Charges are reviewed annually and will change in April

Eligibility
You can apply to buy the home if the following apply:

You are over 55 years old or over
Your household income is £80,000 or less
You cannot afford to buy a home that meets your needs using the funds you have (including a mortgage if you are able to take one out)

One of the following must be true:

You are a first time buyer
You used to own a home cut cannot afford to buy one now
You're forming a new household – for example, after a relationship breakdown
You're an existing shared owner, and you want to move
You own a home and want to move but cannot afford a new home for your needs*
*If you own a home, you must have completed the sale of the home on or before the date you complete your shared

ownership purchase.
You must have a good credit record. Your application will involve an assessment of your finance by The Mortgage People

Share Purchase Price
Share Purchase Price
£35,950 (70% share)
The share purchase priced offered to you will be bases on an assessment of what you can afford.

Subletting
You cannot sublet (rent out) your entire home unless you have your landlords' s permission. They will only give you permission in exceptional circumstances. If they give permission, you must sublet your home to someone who meets the eligibility criteria.

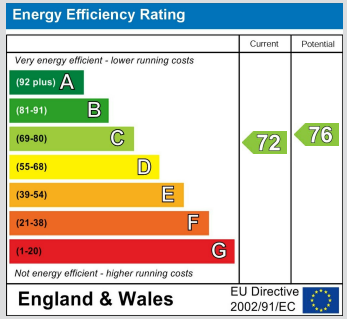
If you're a serving member of the armed forces, and you're required to serve away from the area where you live for a fixed period, you may sublet the entire home subject to the landlord's permission.

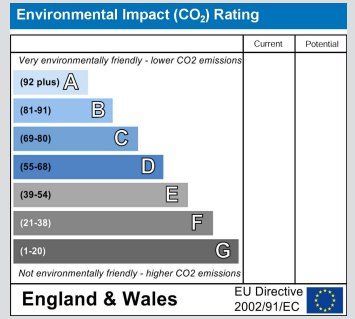
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

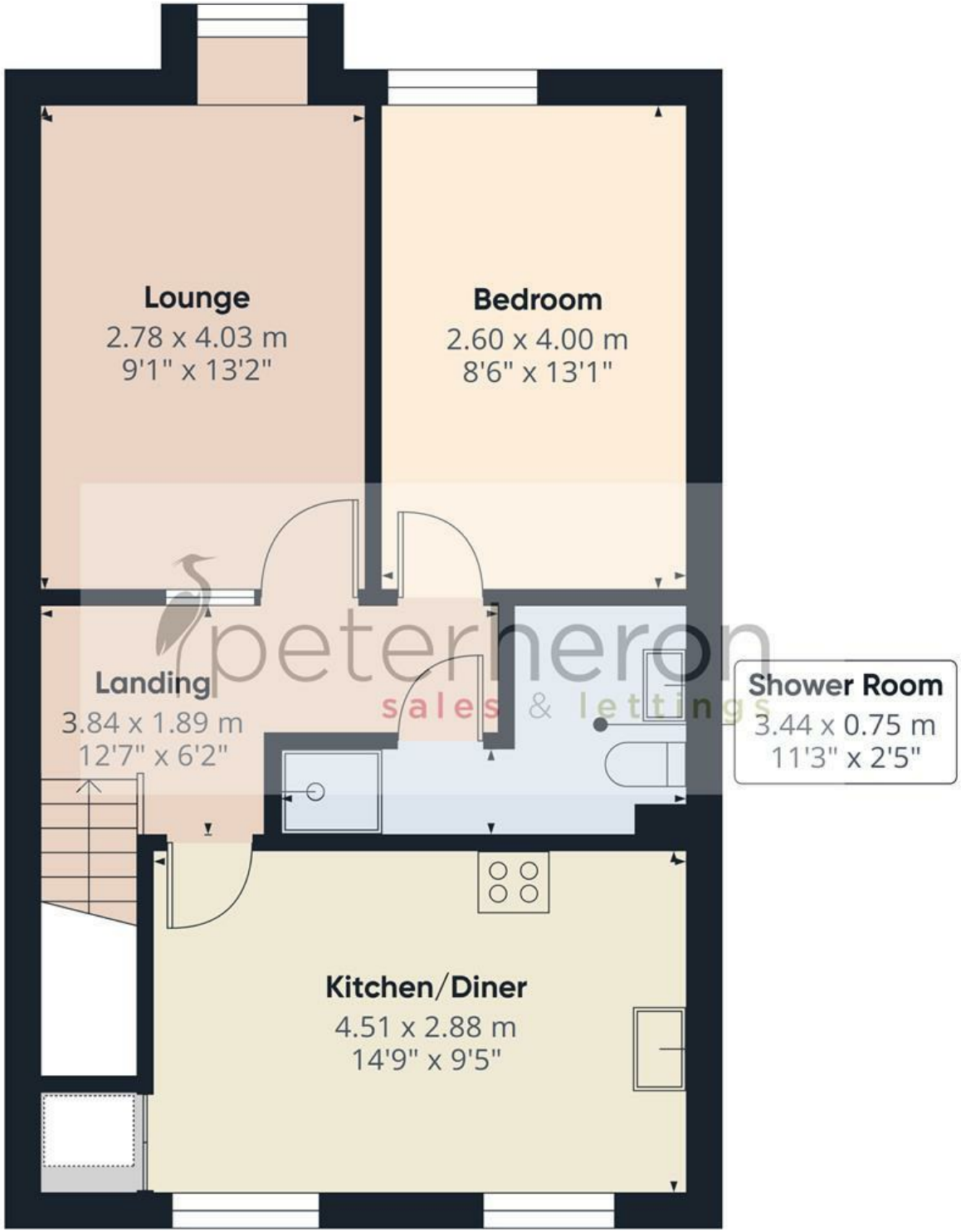
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









First Floor

peterheron
sales & lettings

Approximate total area(1)

45.1 m²

485 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360