Sanford Court, Ashbrooke, Sunderland

Guide price £10,000

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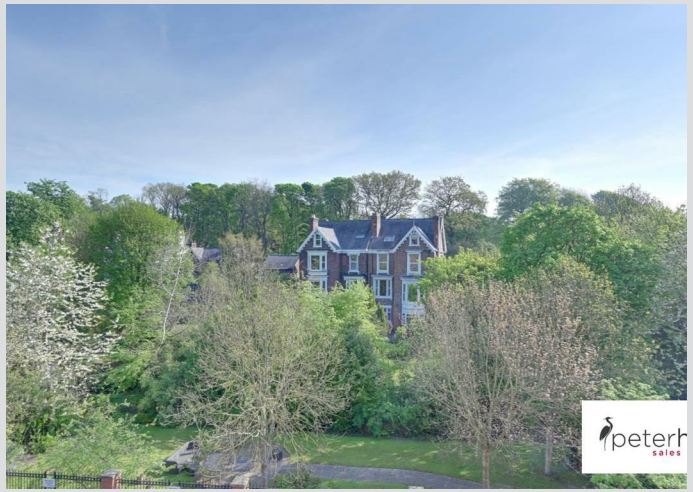


For Sale by Auction; Starting Bid Price £10,000 plus reservation Fee.
A well-presented second floor retirement apartment occupying a superb position within this attractive development. Internally the private accommodation includes a hall with useful built-in storage cupboard, lounge featuring French doors with a Juliet balcony, a fitted kitchen, a double bedroom with fitted wardrobes and a shower room/wc. The apartment benefits from UPVC double glazed windows and electric heating as well as the use of a residents' car par park, communal lounge, lift access and well-maintained, landscaped communal gardens. It is a condition of the purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. With immediate vacant possession and no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

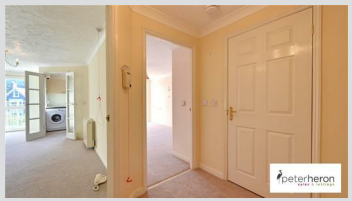
Communal Entrance
Access via security entrance door into communal hallway.

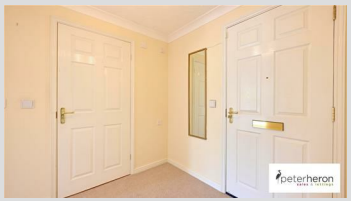
Communal Lounge

Communal Hallway
Stair and lift access to upper floors.

Private Accommodation

Hall





Built in cupboard.

Lounge 23'3" maximum x 10'5"

Double glazed French door with Juliet balcony, electric storage heater and double doors to kitchen.

Kitchen 7'6" x 6'10"

Approximate measurements as irregular shape room. Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include elctric oven and electric hob, space for fridge and washing machine, double glazed window.

Bedroom 9'6" x 12'9" not including robes

Approximate measurements. Tall double glazed window overlooking the communal grounds, electric storage heater and fitted wardrobes.

Shower Room

Low level WC, washbasin set into vanity unit and step in shower cubicle.

MAIN ROOMS AND DIMENSIONS

Outside

Residents parking facilities and delightful well maintained communal grounds.

Council Tax Band
The Council Tax Band is Band C.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 1/4/2002 and the Ground Rent is £788.81 per annum.

The Management Company is First Port Retirement Property Services, (1st March to 31st August) service charge is £1,748.72, (1st September to 30th April) service charge is £1,748.72. The service charge covers the following:- maintenance, buildings insurance, site manager, cleaning building/communal areas.

Ground rent review period (year/month) - 1st February 2046
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Auction Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`).

Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

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.
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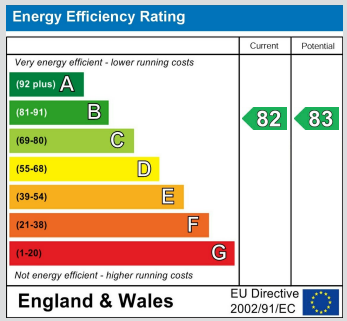
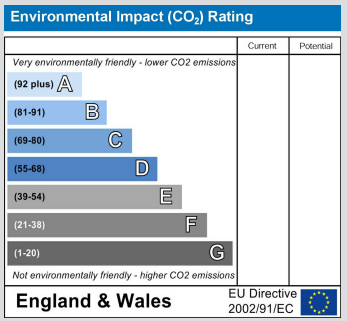
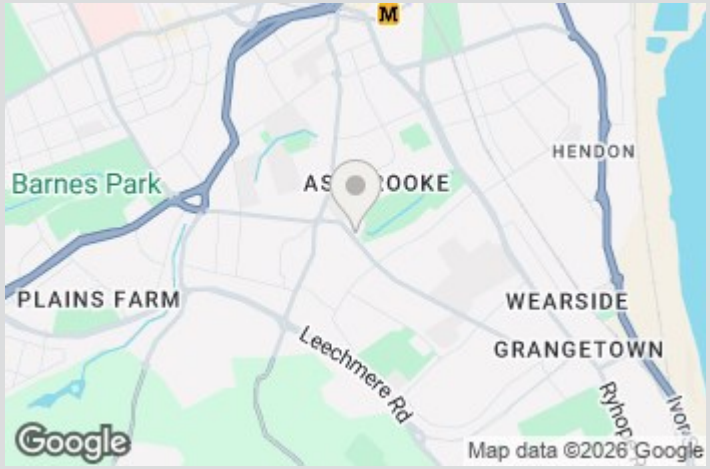
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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.





MAIN ROOMS AND DIMENSIONS