

MICHAEL HODGSON

estate agents & chartered surveyors



STRAWBERRY COURT, SUNDERLAND

Offers Over £47,950

A neatly presented 2 bedroom retirement apartment located within Strawberry Court in Ashbrooke exclusively available for those aged over 60.

The property is located on the third floor and comprises of Entrance Hall, Living room, Kitchen, 2 Bedrooms and a Shower Room.

Strawberry Court is not only a home but a community, offering residents a delightful lounge where you can socialise with neighbours, as well as a laundry room for added convenience. The communal gardens provide a serene outdoor space to enjoy the fresh air, while residents' parking ensures ease of access. There is a part time manager in the building 5 days a week. The apartment also benefits from a monitored emergency call system.

This property is ideally located, with easy access to local shops and amenities, as well as excellent transport links, making it a practical choice. There is NO ONWARD CHAIN INVOLVED with the sale.

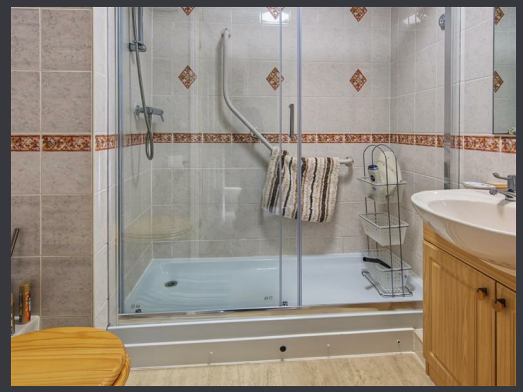
We highly recommend viewing this charming apartment to fully appreciate its appeal and the vibrant community it offers.

Retirement Apartment	2 Bedrooms
Living Room	Kitchen
Shower Room	No Onward Chain
Must be Viewed	EPC - TBC









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Entrance Hall
Wall mounted electric panel heater, storage cupboard, entry system.

Living Room
20'7" max x 12'5" max
The living room has two double glazed windows, night storage heater, t fall roof in part, feature fireplace with electric fire.

Kitchen
5'8" max x 9'2" max
The kitchen has a range of floor and wall units, integrated oven and fridge, freezer , electric hob with extractor over, stainless steel sink and drainer, double glazed window.

Shower Room
Suite comprising of a low level WC, wash hand basin, storage unit, generous sized shower with grab handles.

Bedroom
17'10" max x 10'5" max
Double glazed window, fitted wardrobes, wall mounted electric panel heater.

Bedroom
13'11" max x 9'9" max
Double glazed window, wall mounted electric heater, range of fitted wardrobes and matching drawers, t fall roof in part.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE
We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor

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