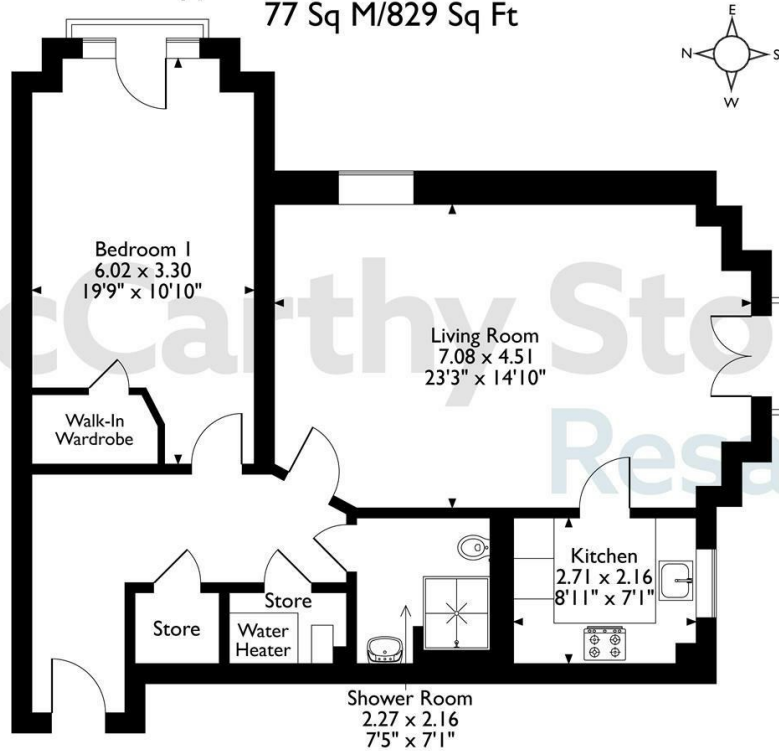


29 Herriot Gardens, Gray Road, Sunderland
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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 Resales 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 in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. 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 purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales 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 Resales. Unauthorised reproduction is strictly prohibited.

29 Herriot Gardens

Gray Road, Sunderland, SR2 8HG



Asking price £190,000 Leasehold

A PREMIUM one bedroom apartment with ALLOCATED PARKING AND DUAL ASPECT living room with JULIET BALCONY and second JULIET BALCONY to the bedroom. Located on the first floor of a McCARTHY STONE Retirement Living development for the over 60's.

Call us on 0345 556 4104 to find out more.



Herriot Gardens, Gray Road, Sunderland, SR2 8HG

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.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Herriot Gardens

Herriot Gardens is a McCarthy Stone retirement development for the over 60s, comprising 59 thoughtfully designed apartments with practical living spaces and welcoming communal areas.

The development has a strong social feel, with regular events including film and games evenings, lunch clubs, gardening and walking groups. Residents can enjoy a spacious communal lounge with Wi-Fi and kitchen, landscaped gardens with patio seating, a hobbies room, library, two guest suites, two

laundry rooms and a residents' storage room.

Set within a conservation area of Sunderland, Herriot Gardens is conveniently located near Mowbray Park, Winter Gardens and the city centre. A nearby bus stop provides easy access into Sunderland, while the coast and popular beaches at Seaburn are less than a 10-minute drive away.

Entrance Hall

The front door opens into a spacious entrance hall with illuminated light switches, a smoke detector, door entry intercom system and a 24-hour emergency pull cord.

There are two useful storage cupboards, one housing the hot water system and the other ideal for coats and shoes. Doors lead to the bedroom, wet room and living room.

Living room

This spacious dual-aspect living room is bright and airy, featuring a south facing Juliet balcony. There is also ample space for dining, along with two ceiling lights and raised power sockets.

Kitchen

Fully fitted kitchen with high-gloss units and complementary worktops. A window above the sink overlooks the gardens and Gray Road. Built-in appliances include a raised oven, ceramic hob with extractor hood, and integrated fridge freezer.

Bedroom

This generously sized room enjoys a Juliet

1 bed | £190,000

balcony overlooking the gardens and attractive street beyond. There is a walk-in wardrobe with shelving and hanging rails.

Shower room

Partially tiled with anti-slip flooring and fitted with suite comprising of a level access shower cubicle with handrails and adjustable showerhead; vanity unit with wash basin and illuminated mirror over; WC, electric heated towel rail and emergency pull-cord.

Allocated Parking

There is a parking space included with the sale of this property.

Service Charge (breakdown)

- 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 service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,144.84 for the financial year ending 28/02/2027.

Lease Information

Lease: 999 years from 1st Jan 2021
Ground rent: £425 per year
Ground rent review: 1st Jan 2036

Additional Information and Services

- Super fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

