Hegartys
SALES & LETTINGS




2 Bedrooms

Available on the basis of 50% shared ownership, this is a truly outstanding retirement flat located on the fourth floor of this purpose built modern and highly respected retirement complex with amazing views of North East landmarks. Ideally situated within close proximity to local shops, amenities and fantastic public transport links.

The property briefly comprises of easy access into the building with secure intercom and key access, elevator and stair access to each floor. The apartment entrance leads you to a generous hallway with two double storage cupboards, a spacious open plan fitted kitchen and lounge with French Doors, two double bedrooms with the master bedroom having fitted wardrobes aswell as 'Jack & Jill' access to the wet room.

The complex also has a range of benefits such as communal areas and facilities including Laundry which is included in the service charge, Bistro, Communal Lounges & Guest Suite.

Internal inspection is highly recommended!

# Cherry Tree Gardens

## Houghton Le Spring, DH5

Offers Over:

**£55,000**

EPC Rating: B

0191 512 4940 | sales@hegartysea.co.uk | **www.hegartysestateagents.co.uk**
Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL



**Reception**:
**11'6" x 15'9" (3.5m x 4.8m)**
Carpeted flooring, under floor heating and Juliet balcony.

**Kitchen**:
**7'10" x 9'6" (2.4m x 2.9m)**
Vinyl Flooring, Wall and Base Units, Stainless Steel Sink with Drainer and Mixer Tap, Electric Oven and Hob with Extractor Fan and underfloor heating.

**Bedroom 1**:
**10'6" x 15'9" (3.2m x 4.8m)**
Carpeted Flooring, UPVC Window, Fitted Wardrobes, Under floor heating

**Bedroom 2**:
**7'10" x 11'10" (2.4m x 3.6m)**
Carpeted Flooring, UPVC Window, Under floor heating

**Bathroom ( Jack & Jill )**:
**6'3" x 7'10" (1.9m x 2.4m)**
Featuring a walk-in shower, wash hand basin, low level W.C, Tile splash back, Under floor heating and standing aids.

**EPC:**:
**B**

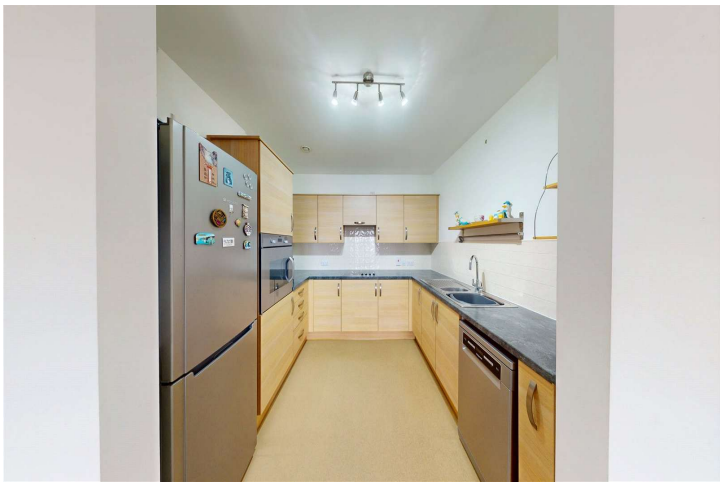
**Parking:**:
Designated Resident & Visitor Parking

**Tenure:**:
Leasehold





For additional information and full photo gallery please visit **www.hegartysestateagents.co.uk**









**Monthly Rent**:
£107.96 per month.

**Service Charge:**:
£337 per month

**Ground Rent:**:
£115 per annum

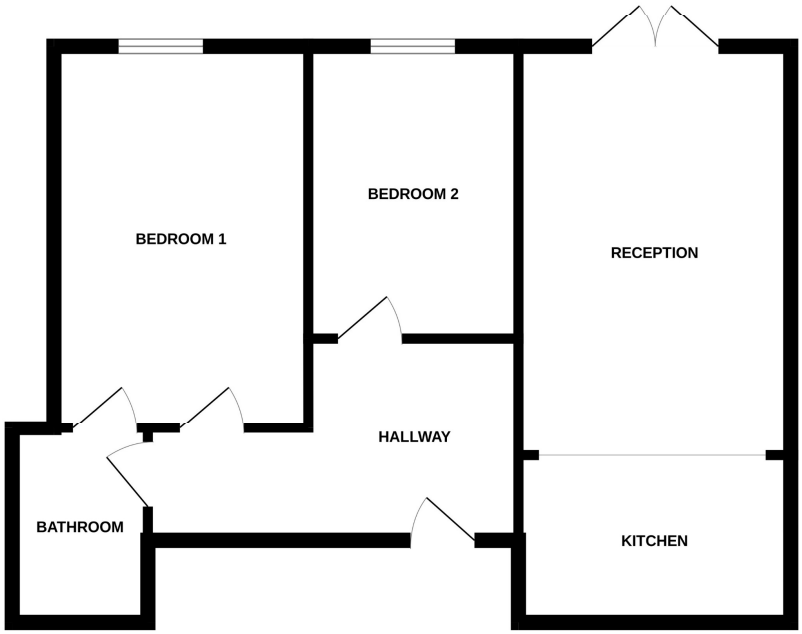
**Council Tax Band:**:
**A, Sunderland**

**Material Information**:
The following information should be read and considered by any potential buyers prior to making a transactional decision.
SERVICES:
We are advised by the seller that the property has mains provide gas, electricity, water and drainage.
BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> https://www.youfibre.com/?utm_network=o&msclkid=a964e139620515893161872 6fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast
ELECTRIC CAR CHARGER- No
MOBILE PHONE SIGNAL: No known issues at the property
NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

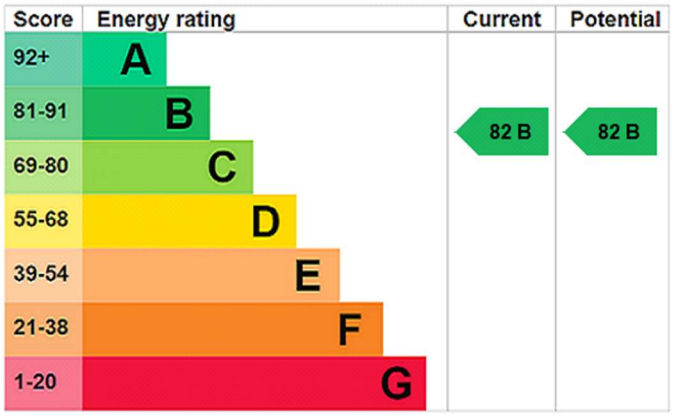
**Disclaimer**:
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

**Viewing Arrangements**:
To arrange an appointment to view this property, please contact us on 01915124940.
hours are :
Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.

GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.




TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For additional information and full photo gallery please visit

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract