



## Sandyford Park

### Sandyford

- Two bedroom Bungalow
- Set within retirement development
- Residents parking
- Vacant possession
- Leasehold - 99 years from 26 June 1988

**£ 160,000**



ROOK  
MATTHEWS  
SAYER

0191 281 6700  
51 St George's Terrace, Jesmond NE2 2SX

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[jesmond@rmsestateagents.co.uk](mailto:jesmond@rmsestateagents.co.uk)



# Sandyford Park

## Sandyford

A fantastic opportunity to purchase a bungalow within this popular retirement development within Sandyford Park. The development is situated in the attractive leafy suburb of Jesmond close to Newcastle-upon-Tyne and has excellent transport links to both the city centre and the beautiful north east coast. There are many retail outlets in Jesmond, including supermarkets, a post office, library, bakery, hairdressers and cafes. There are doctors' surgeries in both Jesmond and Newcastle on the local bus route. Other local amenities include a theatre, swimming pool with gym, hotels, restaurants and bars. Sandyford Park is a warden controlled retirement development for the over 60's and has a communal residents lounge and sun terrace, well maintained communal gardens and residents parking. The accommodation briefly comprises of entrance hallway, lounge/dining room, kitchen, two bedrooms and bathroom/w.c. The property is warmed by electric storage heating and benefits from double glazing.

**Entrance Hall** – Part glazed entrance door, two built in cupboards, one housing hot water tank, storage heater, coving to ceiling

**Lounge / Dining Room (L-shaped)** – 25'6 x 11'7 which narrows to 7'11 (7.77m x 3.53m which narrows to 2.41m)

Double glazed window to side, double glazed bay window to front, double glazed French doors to rear, telephone point, television point, coving to ceiling, two storage heaters

**Kitchen** – 10'6 x 7'2 (3.20m x 2.18m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, built in microwave, space for fridge freezer, space for auto washer, space for auto dishwasher, part tiled walls, extractor fan, double glazed window to rear

**Bedroom 1** – 10'6 x 9'11 (3.20m x 3.02m)

Double glazed window to rear, television point, and storage heater

**Bedroom 2** – 9'8 max x 6'9 (2.95m x 2.06m)

Double glazed window to front, fitted wardrobes with mirror fronted sliding doors, electric wall heater

**Bathroom / Shower WC** – White 3 piece suite comprising, pedestal wash hand basin, step in shower cubicle with electric shower over and glass screen, part tiled walls, heated towel rail

**Communal Garden** – Laid mainly to lawn with flower, tree and shrub borders

### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 26 June 1988

Service Charge: Approx. £163 per annum

Council Tax Band: C EPC Rating: D

JR00005776/MJ/HW/24.07.23/V.2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		60
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

