



## Sandyford Park

Sandyford Road

- Ground Floor Flat
- One Bedroom
- Security Entry System
- Retirement Property
- No Upper Chain

**Offers overs £65,000**



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Situated within the walled boundaries of Sandyford Park is this immaculate one bedroom ground floor apartment. The property is offered for sale with immediate vacant possession and has the benefit of stunning views over the communal front gardens which are landscaped and beautifully maintained. Briefly comprising: communal entrance leading to the lift, Estate Managers office and residents lounge, private hallway, lounge, modern fitted kitchen, double bedroom and shower room/w.c. Also benefitting from UPVC double glazing and electric storage heaters.

## Entrance Hall

Entrance door, security entry phone system, built in cupboard housing hot water cylinder, electric wall heater.

## Lounge 11'2 x 13'8 (3.4m x 4.17m)

Double glazed window to front, stone effect fireplace, marble inset and hearth, electric fire, coving to ceiling, two electric heaters.

## Kitchen 10'9 x 5'6 (3.28m x 1.68m)

Fitted with a range of wall and base units, space for automatic washing machine, space for fridge freezer, part tiled walls.

## Bedroom One 10'4 x 10'9 (3.15m x 3.28m)

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

## Bathroom/WC

White three piece suite comprising wash hand basin set in vanity unit, step in shower cubicle with electric shower, low level WC, part tiled walls, extractor fan.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC HEATING

Broadband: NOT CURRENTLY INSTALLED

Mobile Signal Coverage Blackspot: NO

Parking: COMMUNAL PARKING

**MINING:** The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## 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.

**COUNCIL TAX BAND:** B

**EPC RATING:** D

JR00004289.MJ.KC.18/07/24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

**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.

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