



Sandyford Park

Sandyford Road, Newcastle upon Tyne

- Beautiful ground floor retirement apartment
- Two bedrooms
- Recently fully decorated and new flooring installed throughout
- Direct access to rear garden
- Security entry system
- Chain free
- Leasehold - Lease is currently 99 years from 10 July 1987 (61 years remaining) vendor willing to extend to 990 years on completion
- EPC rating D
- Council Tax band B

£ 130,000



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SAYER

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COMMUNAL ENTRANCE

Security entry door.

ENTRANCE HALL

Entrance door, built in cupboard, airing cupboard housing hot water cylinder.

LOUNGE – 13'10 (4.21m) x 11'6 (3.51m)

Double glazed French doors to the rear, television point, coving to ceiling, two storage heaters set in decorative cabinet, archway to kitchen.

KITCHEN – 11'5 (3.46m) x 5'6 (1.67m)

Fitted with a range of wall and base units, single drainer sink unit, built in double oven, built in electric hob, auto washer and fridge freezer, part tiled walls.

BEDROOM 1 – 13'10 (4.22m) max x 8'6 (2.59m)

Double glazed window to the rear, built in wardrobe, television point, and electric wall heater in decorative cabinet.

BEDROOM 2 – 10'6 (3.19m) x 7'2 (2.19m)

Double glazed window to the rear, electric wall heater.

WETROOM/WC

White 3 piece suite comprising; pedestal wash hand basin, walk in shower cubicle with electric shower over, low level wc, part tiled walls, heated towel rail.

COMMUNAL FRONT GARDEN

Laid mainly to lawn, flower tree and shrub borders, residents parking.

COMMUNAL REAR GARDEN

Laid mainly to lawn, small patio area, flower, tree and shrub borders, and fenced boundaries.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC NIGHT STORAGE HEATERS

Broadband: NONE CURRENTLY INSTALLED

Mobile Signal Coverage Blackspot: NO

Parking: COMMUNAL PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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.

- Lease is currently 99 years from 10 July 1987 (61 years remaining) vendor willing to extend to 990 years on completion
- Service charge - £265.53 per month

COUNCIL TAX BAND: B

EPC RATING: D

JR00004448.MJ.KC.11/03/25.V.2



| 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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Floor Plan

Floor area 56.9 sq.m. (612 sq.ft.)

25 Sandyford Park

TOTAL: 56.9 sq.m. (612 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

VERSION 1

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