Colin Lilley
ESTATE AGENTS



1 St. Gregorys Court

Sunderland Road South Shields, NE34 6NR

£79,995

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A well presented and laid out Ground Floor Apartment on the Sunderland Road, South and West aspect sides of this popular development for the over 55's in this great location for local shops, health centre, hairdressers and local transport. The price is for 70% shared ownership with Railway Housing Association and offers secure and affordable living. On offer are two bedrooms, the main with wardrobes, a lounge with French doors to a patio, fitted kitchen with oven and hob and a shower room with electric shower and part tiled walls. Outside is a patio, the communal gardens and visitor parking bays. Benefits from gas central heating, double glazing and easy access to Sunderland Road and the shops at The Nook. A highly regarded complex and one not to miss







Communal entrance hall
Via an new entry system with buzzer and secure entrance to the communal hall and this ground floor apartment

Private hall
Two built in storage cupboards providing valuable storage

Living room 14'2" x 11'1" (4.32 x 3.38)
To the west aspect of the apartment with French doors to a private patio area, door to the kitchen and a radiator

Kitchen 10'9" x 6'9" (3.30 x 2.07)
With a south aspect and views of The Nook, fitted with wall and base units with work surfaces housing a sink unit, electric hob and oven with filter hood over, tiled splash backs, space for appliances, radiator

Bedroom 1 11'3" x 10'4" (3.45 x 3.15)
Fitted wardrobes with sliding doors that create wardrobe space that also conceals a large built in cupboard for additional extra space, radiator

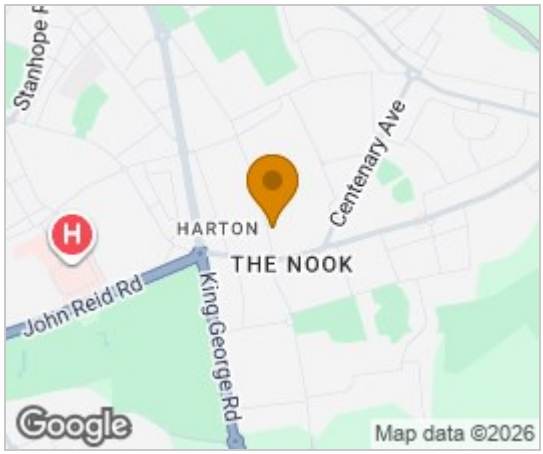
Bedroom 2 8'10" x 6'9" (2.70 x 2.07)
To the south aspect with a radiator

Shower room 7'11" x 6'9" (2.42 x 2.07)
Corner shower enclosure with an electric shower, wash basin and WC, part tiled walls and a radiator

External
Private patio area overlooking the communal gardens and path access to Sunderland Road.

Note
The price is for a 70% share for the over 55's ran by the Railway Housing Association. Leasehold 99 years from 2024, peppercorn ground rent. A maintenance charge is payable for the upkeep of all communal areas including halls, gardens, building insurance, window cleaning and also includes the apartment boiler, smoke alarm and door entry system. Strict No Pets Policy. The charge is £1563 for 1/4/2026 to 31/3/2027. Mains Services Connected, Council Tax Band A. Flood Risk very low. Broadband Basic 10 Mbps, Superfast 80 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone, EE and Three all likely

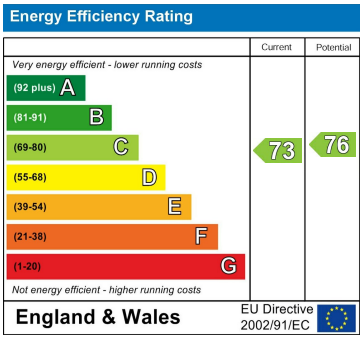
Area Map



Floor Plans



Energy Efficiency Graph



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118 Fowler Street, South Shields, Tyne & Wear, NE33 1PZ
Tel: 01914569499 Email: info@colinlilley.com colinlilley.com