





Homebryth House, Sedgefield, TS21 3BW
1 Bed - Flat - Purpose Built
£74,950

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Nestled within the heart of Sedgefield; we are delighted to offer to the market with no onward chain this deceptively spacious ground floor apartment within the popular Homebryth House development. Initially constructed by McCarthy & Stone Developments Ltd for those over the age of 60 (with partner being 55 or over) the complex itself comprises of 41 apartments with a non resident house manager available in case of emergency & 24 hour care line response, communal laundry room & communal lounge area for residents as well as pleasant landscaped managed gardens with seating areas. With easy access to all of the local amenities offered in & around Sedgefield & within excellent commuting distance to all major road networks & nus routes, this well proportioned home also benefits from double glazing & electric storage heaters. This impressive apartment is situated to the side elevation of the building & briefly comprises: entrance hallway spacious lounge/dining area (measuring 14ft approximately) with access door to the communal gardens, fitted kitchen with a range of wall & base units, double bedroom with built-in wardrobes & a 2026 re-fitted wet room. Externally, there are communal gardens (in addition to garden area allocated to this specific apartment) immediately accessible & Sedgefield High Street is within easy strolling distance. We highly recommend thorough internal inspection in order to fully appreciate the style, space & layout of this lovely apartment for sale.

EPC Rating: C
Council Tax Band: A
Tenure: Leasehold

ENTRANCE HALLWAY

LOUNGE
16'6 x 10'2 (5.03m x 3.10m)

KITCHEN
6'10 x 4'11 (2.08m x 1.50m)

DOUBLE BEDROOM
11'9 x 8'4 (3.58m x 2.54m)

2026 RE-FITTED WET ROOM
6'4 x 5'1 (1.93m x 1.55m)

EXTERNALLY

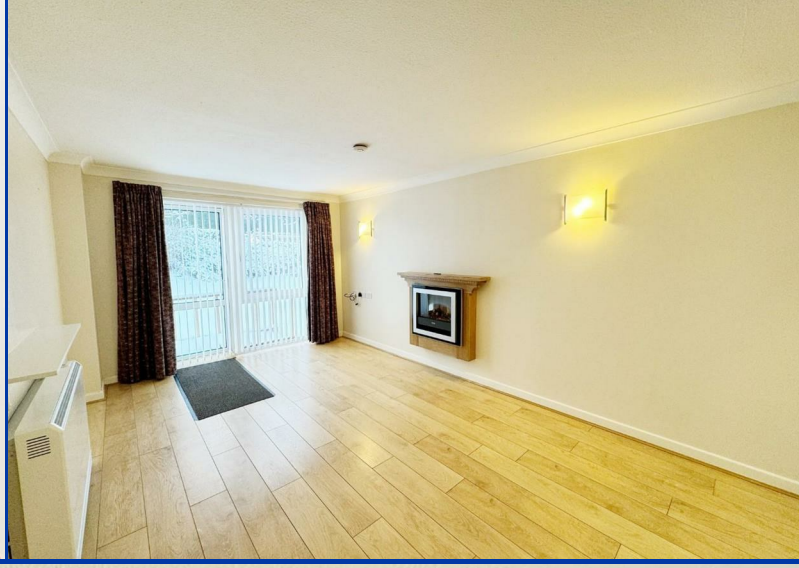
AGENTS NOTES
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: Super-fast 80 Mbps*
Mobile Signal/Coverage: Good to Average
Tenure: Leasehold - 125 year lease with Approx 92 years remaining
Council Tax: Durham County Council, Band A- Approx. £1604.73
p.a
Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

DISCLAIMER
Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











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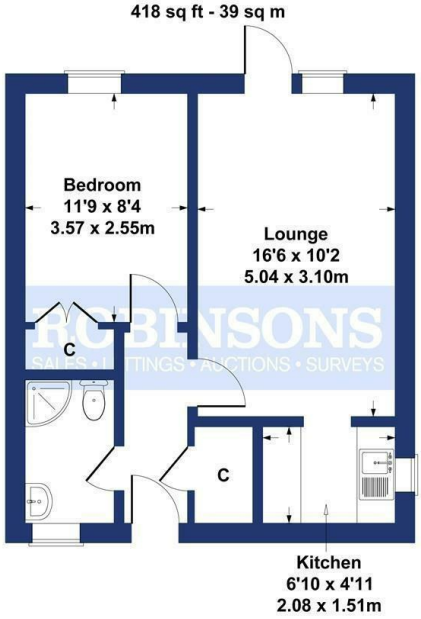
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Homebrtyh House

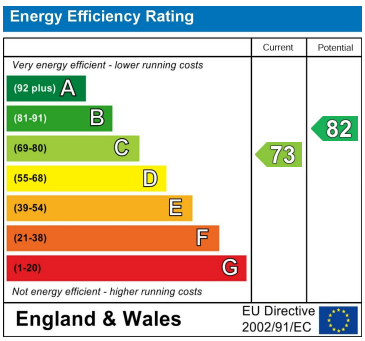
Approximate Gross Internal Area
418 sq ft - 39 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020



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