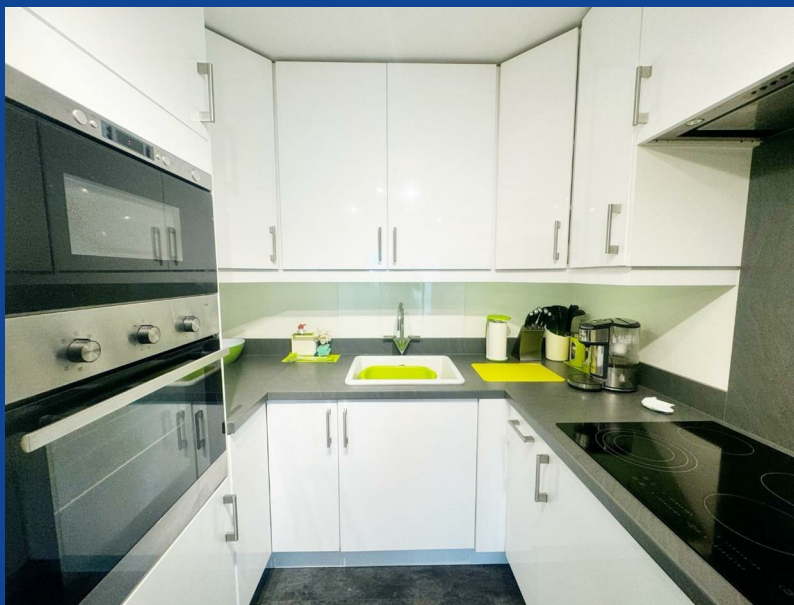




Homebryth House, Sedgfield, TS21 3BW
1 Bed - Apartment
£74,950

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**** AVAILABLE WITH NO ONWARD CHAIN**.** Nestled within the heart of Sedgefield; we are delighted to offer to the market this impressive 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 tastefully decorated home also benefits from double glazing & upgraded night storage heaters. This impressive apartment is one of four that is slightly larger than some of its neighbouring apartments & briefly comprises: entrance hallway with storage cupboard, spacious lounge which has access doors to the communal garden area to side elevation, a re-fitted kitchen with stunning white high gloss units, a double bedroom with fitted 'Sharp' wardrobes & matching drawers & a re-fitted shower room with double shower cubicle. Externally, the communal gardens are immediately accessible & Sedgefield High Street is within easy strolling distance. We highly recommend thorough internal inspection in order to fully appreciate the style, standard & layout of this lovely apartment for sale.

Leasehold
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE

17'5 x 10'6 (5.31m x 3.20m)

RE-FITTED KITCHEN

7'3 x 5'0 (2.21m x 1.52m)

DOUBLE BEDROOM

14'1 x 8'1 (4.29m x 2.46m)

SHOWER ROOM

6'8 x 5'5 (2.03m x 1.65m)

EXTERNALLY



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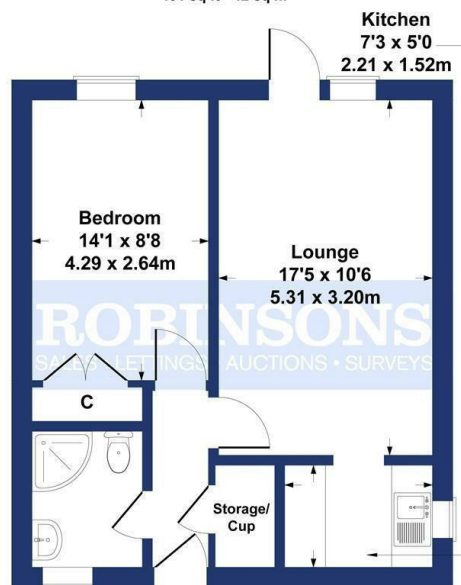
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Homebryth House, Sedgfield, TS21 3BW TS21

Approximate Gross Internal Area
451 sq ft - 42 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. 2021

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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