



Homebryth House, Sedgfield, TS21 3BW
1 Bed - Apartment
£73,950

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**** AVAILABLE WITH NO ONWARD CHAIN**** This very well presented one bedroom ground floor apartment is now available within the popular Homebryth House development which was constructed by McCarthy and Stone (Developments) Ltd for those over the age of 60 (with partner being 55 or over).

The complex comprises of 41 apartments with a non resident house manager available in case of emergency and 24 hour care line response, communal laundry room and communal lounge area for residents as well as pleasant landscaped managed gardens with seating areas.

The property comprises: entrance hallway, spacious lounge with access to a patio area to rear, a modern re-fitted kitchen, one double bedroom & a re-fitted wet room. The property enjoys an open aspect view of the communal gardens to rear & a patio area for the vendors enjoyment. Additionally, the property benefits from re-fitted electric heaters & re-fitted carpets throughout.

Sedgefield High Street is within easy strolling distance with its many amenities. We highly encourage thorough internal inspection in order to fully appreciate the style, layout & standard of this impressive property for sale.

Leasehold
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE

19'2 x 10'6 (5.84m x 3.20m)

KITCHEN

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

MASTER BEDROOM

13'11 x 8'9 (4.24m x 2.67m)

WET ROOM

6'9 x 5'4 (2.06m x 1.63m)

EXTERNALLY



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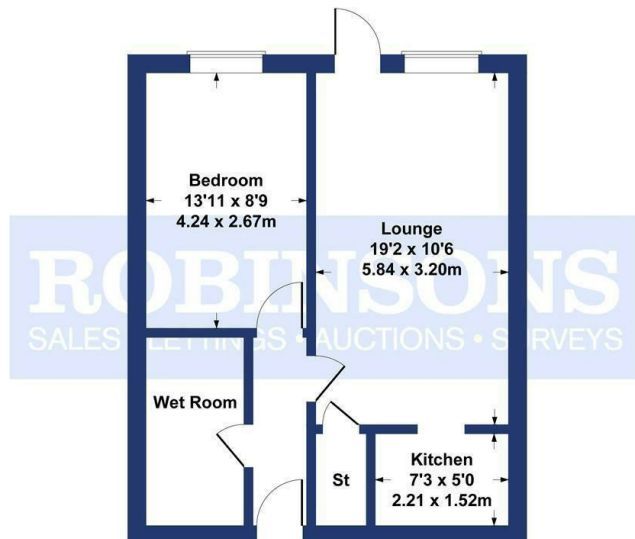
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Homebryth House, Sedgefield, TS21 3BW

Approximate Gross Internal Area
487 sq ft - 45 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		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		73	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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