



## 2 bed apartment to buy in SR4

Fordfield Road, Sunderland, Tyne and Wear, SR4 0FA

**£79,950**

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Sought After Complex
- ✓ Two Double Bedrooms
- ✓ Extensive Communal Gardens
- ✓ Resident & Visitor Parking
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

**\*\*75% OWNERSHIP\*\*TWO DOUBLE BEDROOMS\*\*EXTENSIVE COMMUNAL GARDENS\*\*OVER 55'S\*\*FREE RESIDENTIAL & VISTOR PARKING\*\*PET FRIENDLY\*\*SOUGHT AFTER COMPLEX\*\***

Pattinson Estate Agents are excited to welcome to the market this two bed sheltered facility, situated in the highly sought after complex of Dovecote Meadows, Sunderland. Ideally situated within close proximity to local shops and other amenities, great public transport and major road link via the A19. Also with in short drive to Sunderland Hospital, Train Station and City Centre.

This modern two bedroom apartment is well presented and spacious throughout, briefly comprising:- building entrance with secure intercom and key access, elevator and stairs access to each floor. The apartment entrance leads you to a spacious hallway with a double storage cupboard, a spacious lounge with a private balcony with open flow access to a modern kitchen, two double bedroom and a Jack and Jill wet room, which has access to the hallway and bedroom one.

The complex also provides a wide range of facilities on site including an onsite care team with the option of further care facilities, communal lounges, laundry facilities, guest suites, assisted bathing suites, unisex hair salon, a vintage clothes shop, a café, motorised scooter storage, communal gardens, free resident and visitors parking.

Early viewing comes highly recommended to appreciate this apartment and the complex facilities provided. Please call our Houghton branch to arrange a viewing.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 113

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £3,800.00

Service Charge Review Period: £323

Shared Ownership Percentage: 75

Price: £79,950

Property Type: Apartment

Parking: Off Street

Heating: Gas

## Building Entrance

The property entrance has a secure entry system. Once in the building there is access to each floor via a staircase or elevator.



## Apartment Entrance

Apartment entrance leading to a spacious hallway with a double cupboard and underfloor heating.



## Lounge

*3.77m x 2.11m (12'4" x 6'11")*

Spacious lounge with carpet flooring, underfloor heating and French doors leading to a private balcony. The lounge also gives open flow access to the kitchen.



## Kitchen

*2.63m x 3.66m (8'7" x 12'0")*

Modern kitchen benefiting from a range of upper, lower and full length units with contrasting worksurfaces and matching up-stands, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a ceramic hob. There is also the additional bonus of vinyl flooring with underfloor heating.



## Bedroom One

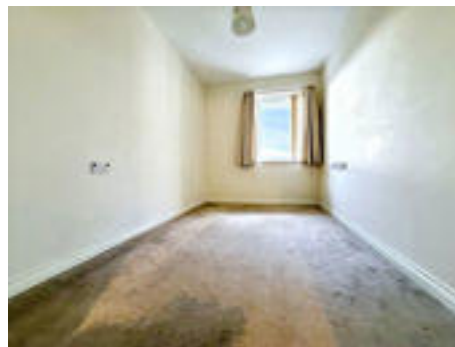
*4.47m x 3.13m (14'7" x 10'3")*

Double bedroom with carpet flooring, underfloor heating and a double glazed rear aspect window. This bedroom also give access to a Jack and Jill wet room.



## Bedroom Two

Double bedroom with carpet flooring, underfloor heating and a double glazed front aspect window.



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## Wet Room

*2.43m x 2.28m (7'11" x 7'5")*

The wet room benefits from a walk-in shower, hand wash basin and W.C. Vinyl flooring, tiled splash back, under floor heating and standing aids.



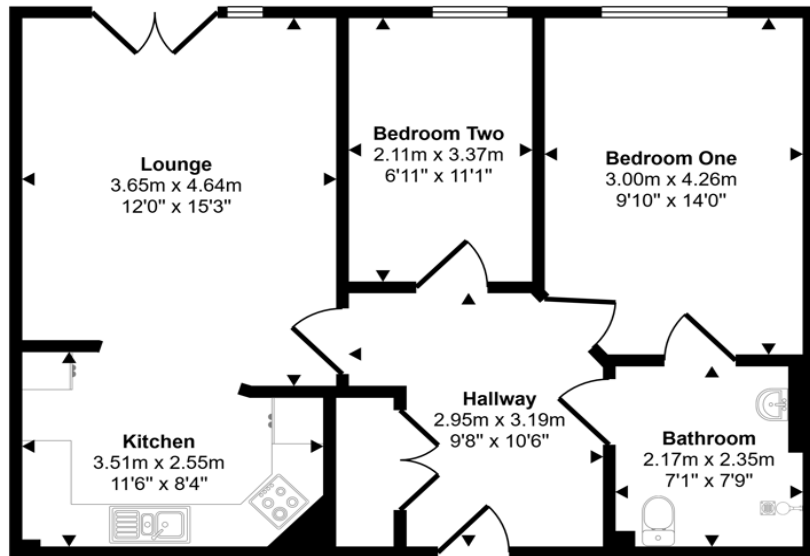
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## External

Externally this complex has large grounds, which benefit from extensive garden and seating areas. There is also a motorised scooter storage, resident and visitors parking bays.



Approx Gross Internal Area  
61 sq m / 658 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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