



## Strawberry Court, Tunstall, Sunderland

**Offers in the Region of £85,000**

**ATTRACTIVELY PRICED LARGER 2 DOUBLE BEDROOM RETIREMENT APARTMENT**

**3RD FLOOR WITH COMFORTABLE LIFT ACCESS**

**RESIDENT/GUEST LOUNGE PROVIDING PLEASANT SOCIAL AREA WITH A COMMUNAL KITCHEN**

**AN ADDITIONAL (UP TO) £15,000 ALLOWANCE TO SUBSIDISE MAINTENANCE/SERVICE CHARGES BY £3000pa FOR 5 YEARS**

**EPC RATING C**

**SEPARATE LAUNDRY ROOM WITH QUALITY WASHING MACHINES & DRYERS**

**\*\*UP TO £15,000 CASH BACK!!\*\* LARGER STYLE 2 DOUBLE BEDROOM 3RD FLOOR APARTMENT WITHIN THIS WELL PRESENTED RETIREMENT DEVELOPMENT - OFFERING COMFORTABLE SIZE APARTMENT - RESIDENTS/GUEST LOUNGE & KITCHEN - PRIVATE LAUNDERETTE - UP TO £15,000 SUBSIDY OVER 5 YEARS SPECIAL OFFER ON SERVICE CHARGES - PROFESSIONALLY INSTALLED FITTED WARDROBES.** Good Life Homes are delighted to bring to the market an exceptional example of the largest style of apartment within this quality retirement development located just off Queen Alexandra Road. Benefiting from high quality community/guest lounge and kitchen on the ground floor, the area presents an opportunity for informal socialising with other residents or guests; there is also a communal laundry room with multiple washing machines and dryers for further convenience. Providing additional support and security, a warden/manager occupies a ground floor office for 5 mornings a week. A well-maintained lift provides access to each floor and communal corridors are well-presented and well-lit with automatic lighting. The apartment itself is very impressive with lockable private entry door and internal entry phone system. There is also emergency pull chords in every room for additional safety and peace of mind for residents and relatives. There is a generous lounge with dining area and a well planned modern kitchen leading off with oven, hob, fridge, freezer, sink and ample cupboard storage and worktop space. There are pleasant elevated views from the kitchen sink! The apartment also has a generously proportioned bathroom comprising double shower with built-in seat, a separate sink and WC. There are 2 double bedrooms, one with professionally installed quality wardrobes. The other is currently being used as an additional lounge. The apartment is heated with Fischer modern electric radiators. The apartments within Strawberry Court tend to attract professional occupants and the support facilities contained within (incl laundry, common areas, lift, grounds maintenance and warden/manager) mean that service charges and ground rents are in the region of £5000pa which maintains a certain degree of exclusivity. The current owner, however, has been willing to offer a financial incentive up to £15,000 in total to subsidise the annual charges for 5 years reducing the annual fees to a more modest figure and to provide a tremendous incentive for potential purchasers. More information on this could be provided on request. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

## ACCOMMODATION

### ENTRANCE HALL

Carpet flooring, key alarm system, security pull cord, large built-in cupboard which provides useful storage. Secure entry intercom which allows visitors to communicate via the intercom from the entrance hall and also allow visitor access into the main building. Door leading off to bathroom, door leading off to lounge/dining room and 2 doors leading off to bedrooms.

### BEDROOM 1 17' 2" x 9' 2" (5.23m x 2.79m)

Carpet flooring, white uPVC double-glazed windows with lovely, elevated views over Tunstall Park. Professionally installed built-in bedroom furniture in a white finish with lots of storage and hanging space including drawer space and dressing table with additional drawers either side also. Double radiator, security pull cord, recessed lights to ceiling and ample space for double bed with electric sockets either side.

### BEDROOM 2 13' 10" x 9' 0" (4.21m x 2.74m)

Carpet flooring, double radiator, white uPVC double-glazed window with pleasant elevated views. This room is currently used as an additional living room or study but could equally be a comfortable size double bedroom. Security pull switch.

### BATHROOM 7' 0" x 5' 7" (2.13m x 1.70m)

Measurements taken at widest points. Carpet flooring, double shower cubicle with built-in seat and shower fed from the main hot water system, sliding doors providing comfortable access and tiling to the walls with large grab rail, toilet with low level cistern, sink built into vanity unit with chrome taps. Fitted mirror, lighting, and towel heater style radiator with additional electric heater also. Extractor fan.

### LOUNGE/DINING ROOM 20' 9" x 10' 9" (6.32m x 3.27m)

Measurements taken at widest points. Carpet flooring, radiator, white uPVC double-glazed window with elevated views, feature fire surround in a stone-effect finish with matching hearth and built-in electric fire. TV aerial point. Leading off the dining area is a kitchen which is accessed via double doors.



### KITCHEN 9' 0" x 5' 4" (2.74m x 1.62m)

Vinyl flooring, white uPVC double-glazed window with elevated views. A well organised fitted kitchen with a range of wall and floor units a light wood-effect finish with contrasting laminate work surfaces. Integrated 4 ring electric hob, integrated electric oven situated at waist height for convenience, integrated freezer, integrated fridge. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Ample electric sockets for additional appliances or gadgets.

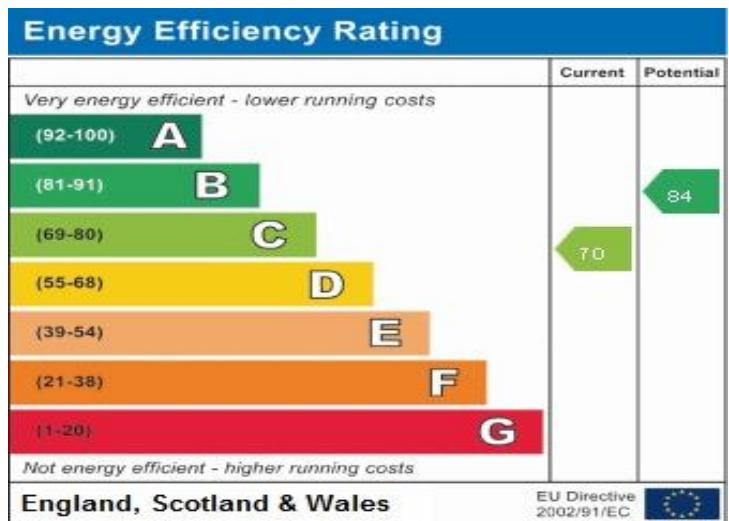
### COMMUNAL ENTRANCE

Access to the building is from the rear where there is car park with ample parking for visitors or guests. Well maintained communal gardens with some seating areas and secure entry to the main reception and Foyer. Guest lounge with well presented areas, furniture and facilities. Guest accommodation which is available for visitors for a fairly small cost (further information on request) communal laundry room with ample number of washing machines and dryers for communal use. Communal kitchen. The apartment also has the benefit of a property manager/warden who occupies the building morning 5 days a week and can help with any general facilities or maintenance enquiries. Lift access to the 3rd floor where the entrance door to the apartment brings you into a pleasant entrance hall.

### GENERAL

Central heating system. Benefits from Fischer future heat electric central heating which is controllable via a thermostat on a room basis and there is ample hot water available via a electric off peak mains pressure system.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.