



good  life

Corby Gate, Ashbrooke, Sunderland

Offers in the Region of £159,995

2 DOUBLE BEDROOM SECOND FLOOR APARTMENT

SET WITHIN THE PREVIOUS GROUNDS OF CORBY HALL JUST OFF ASH BROOKE ROAD IN LEAFY CONSERVATION AREA

LARGE LOUNGE/DINING ROOM WITH LOVELY VIEWS

VERY SPACIOUS APARTMENT IN EXCLUSIVE LOCATION

EPC RATING C

RECENT MODERN KITCHEN

RARE - SOUGHT AFTER - SPACIOUS 2 DOUBLE BEDROOM APARTMENT - CORBY GATE - 2ND FLOOR - FABULOUS LOCATION - LOVELY VIEWS FROM ALL WINDOWS. Good Life Homes are delighted to bring to the market one of the most desirable apartments in one of the most desirable locations within the city at Corby Gate, built on the former site of Corby Hall within the leafy central ASHBROOKE conservation area. Accessed via a private entrance off Ashbrooke Road, the apartment sits towards the front of this quality development with views over Ashbrooke Road and the former private Sunderland High School. Internally, this spacious apartment offers two double bedrooms, a very large lounge/dining room, a recently refurbished modern kitchen and a bathroom - and very pleasant elevated views from each window. There is ample parking adjacent to the entrance. We are advised that annual maintenance charges are less than £1000 per annum which covers building insurance and maintenance and upkeep of common areas and grounds. Always in demand due to their spaciousness and location, the apartments at Corby Gate are arguably the most sought after within the city and viewing is unreservedly recommended. 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

COMMUNAL ENTRANCE

Secure entry door leading into a well maintained entrance hall with stairs to the second floor and entry door leading into the apartment.

ENTRANCE HALL

Tiled flooring, double radiator, entry phone, thermostat for the central heating boiler. Two built-in cupboards providing storage, doors leading off, 2 to bedrooms, 1 to bathroom, 1 to lounge.

BATHROOM 6' 10" x 6' 7" (2.08m x 2.01m)

Tiled flooring, single radiator, white uPVC double-glazed window with privacy glass. White bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, chrome taps and electric shower over with folding glass shower screen. The walls are finished in a ceramic tile with decorative border. Chrome heater towel rail.

BEDROOM 1 12' 0" x 11' 10" (3.65m x 3.60m)

Lovely large double bedroom with carpet flooring, double radiator, white uPVC double-glazed window with pleasant views. Double built-in cupboard storage providing space/wardrobe space.

BEDROOM 2 12' 4" x 9' 5" (3.76m x 2.87m)

Lovely large double bedroom with carpet flooring, double radiator, white uPVC double-glazed window with views toward leafy Ashbrooke road. Double built-in cupboards providing useful storage and wardrobe space.

LOUNGE/DINING ROOM 21' 9" x 15' 8" (6.62m x 4.77m)

Measurements taken at widest points. A fabulous room with a natural lounge and a natural dining space. 2 double radiators, 3 white uPVC double-glazed windows facing towards to leafy Ashbrooke Road. The dining area is comfortably proportioned to accommodate a large table and chairs if required. Door leading off to the kitchen.



KITCHEN 9' 10" x 8' 8" (2.99m x 2.64m)

Laminate wood-effect flooring, white uPVC double-glazed window with elevated views lovely. Recently installed modern high gloss kitchen with natural wood work surfaces. Integrated electric oven, 5 ring gas hob and feature extractor chimney with matching splash back. Matching granite style sink with bowl and a half, single drainer and Monobloc tap. Integrated double fridge/freezer. Space and plumbing for a washing machine and dryer. Recessed LED lights to ceiling.

GENERAL

Car parking to the front of the property. Maintenance charges are paid every 6 months and are approx. £480 which the vendor advises us includes the ground rent, more information can be provided on request. The maintenance charge includes maintenance of grounds at Corby Gate, maintenance of general areas.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.