



High Park Sandyford

- Two bedroom ground floor flat
- No upper chain
- Garage in separate block
- Leasehold - 125 years from 25/12/2008
- EPC rating C
- Council Tax Band B

£ 125,000



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High Park

Sandyford

PROPERTY DESCRIPTION

Welcome to this delightful 2-bedroom flat that is now up for sale. This property is in good condition, ready for you to move in and make it your own!

The flat is perfectly designed for optimal comfort. It comprises two sizeable double bedrooms, promising a good night's sleep after a long day. The reception room is a charming space with large windows that allow ample natural light to flood in, creating a bright and soothing atmosphere. The kitchen is a functional area where home-cooked meals can be prepared with love. Additionally, the property features a well-maintained bathroom, ensuring you have everything you need under one roof.

One of the unique features of this flat is the garage, providing a safe and secure area for your vehicle or additional storage space; a real bonus in the city!

Energy efficiency is also a highlight of this property, with an EPC rating of 'C,' ensuring reasonable energy costs. The property is within council tax band 'B', making it an affordable choice for homeownership.

Location-wise, the property is a dream come true for nature lovers. It's located near green spaces and parks, creating a serene environment to live in, while local amenities are just around the corner to cater for your day-to-day needs.

This flat is a perfect blend of comfort, convenience, and affordability. Don't miss out on this fantastic opportunity to own a home that ticks all the boxes!

VESTIBULE

Communal entrance with security entry system.

ENTRANCE HALL

Entrance door, built in cupboards x3, security entry phone.

LOUNGE 15'4 x 11'1 (4.67m x 3.38m)

Windows to the front and rear, television point, coving to ceiling, and a radiator.

KITCHEN 10'6 x 6'11 (3.20m x 2.11m)

Fitted with a range of wall and base units, single drainer sink unit, built in electrical oven, built in electric hob, extractor hood, space for auto washer, intergrated dishwasher, part tiled walls, radiator, window to the rear.

BEDROOM ONE 12'9 x 8'8 (3.89m x 2.64m)

Window to the front, coving to ceiling, radiator.

BEDROOM TWO 12'9 x 7'6 (3.89m x 2.29m)

Window to the front, radiator.

BATHROOM/WC

White three piece suit comprising, panelled bath with electric shower over, pedestal wash hand basin, low level wc.

EXTERNAL

Detached garage to the rear of the property.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS CENTRAL HEATING

Broadband: ADSL (FIBRE AVAILABLE)

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE in SEPARATE BLOCK

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- 125 years from 25 December 2008
- Ground Rent £120 per annum
- Service Charge £1554 per annum

COUNCIL TAX BAND: B

EPC RATING: C

JR00004204.MJ.KC.10/4/24.V.2



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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