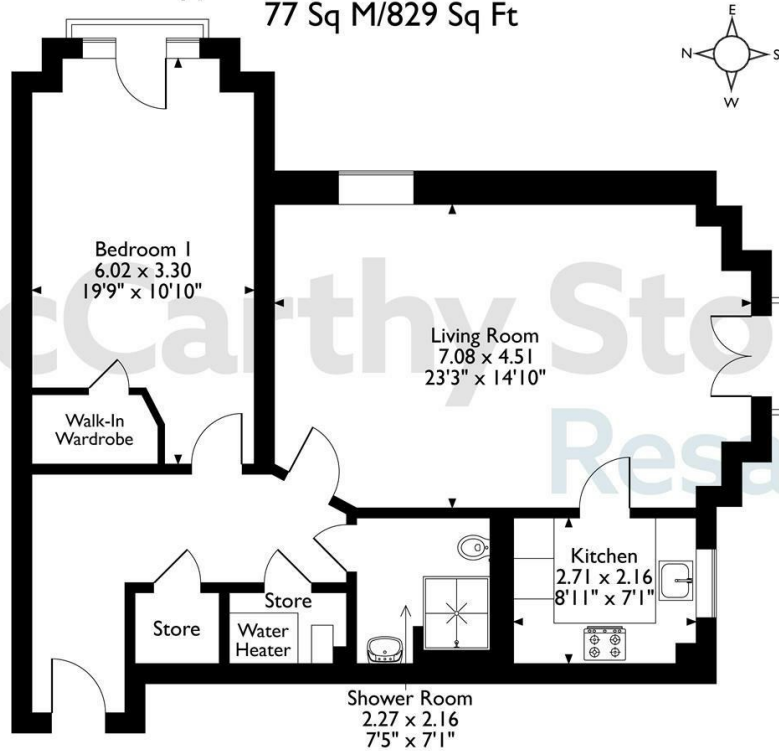


29 Herriot Gardens, Gray Road, Sunderland  
Approximate Gross Internal Area  
77 Sq M/829 Sq Ft



**First Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**29 Herriot Gardens**

Gray Road, Sunderland, SR2 8HG



**Asking price £190,000 Leasehold**

A PREMIUM one bedroom apartment with ALLOCATED PARKING AND DUAL ASPECT living room with JULIET BALCONY and second JULIET BALCONY to the bedroom. Located on the first floor of a McCARTHY STONE Retirement Living development for the over 60's.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Herriot Gardens, Gray Road, Sunderland, SR2 8HG

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Herriot Gardens

Herriot Gardens is a McCarthy Stone retirement development for the over 60s, comprising 59 thoughtfully designed apartments with practical living spaces and welcoming communal areas.

The development has a strong social feel, with regular events including film and games evenings, lunch clubs, gardening and walking groups. Residents can enjoy a spacious communal lounge with Wi-Fi and kitchen, landscaped gardens with patio seating, a hobbies room, library, two guest suites, two laundry rooms and a residents' storage room.

Set within a conservation area of Sunderland, Herriot Gardens is conveniently located near Mowbray Park,

Winter Gardens and the city centre. A nearby bus stop provides easy access into Sunderland, while the coast and popular beaches at Seaburn are less than a 10-minute drive away.

## Entrance Hall

The front door opens into a spacious entrance hall with illuminated light switches, a smoke detector, door entry intercom system and a 24-hour emergency pull cord.

There are two useful storage cupboards, one housing the hot water system and the other ideal for coats and shoes. Doors lead to the bedroom, wet room and living room.

## Living room

This spacious dual-aspect living room is bright and airy, featuring a south facing Juliet balcony. There is also ample space for dining, along with two ceiling lights and raised power sockets.

## Kitchen

Fully fitted kitchen with high-gloss units and complementary worktops. A window above the sink overlooks the gardens and Gray Road. Built-in appliances include a raised oven, ceramic hob with extractor hood, and integrated fridge freezer.

## Bedroom

This generously sized room enjoys a Juliet balcony overlooking the gardens and attractive street beyond. There is a walk-in wardrobe with shelving and hanging rails.

## Shower room

Partially tiled with anti-slip flooring and fitted with suite comprising of a level access shower cubicle with handrails and adjustable showerhead; vanity unit with wash basin and illuminated mirror over; WC, electric heated towel rail and emergency pull-cord.

# 1 bed | £190,000

## Allocated Parking

There is a parking space included with the sale of this property.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,144.84 per annum (until financial year end 28/02/2027)

## Lease Information

Lease Length: 999 years from 1st Jan 2021

Ground rent: £425 per year

Ground rent review: 1st Jan 2036

## Additional Information and Services

- Super fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

