



Asking Price £120,000

Selwood Court, NE34 6QJ

A spacious 2 bedroom 1st floor retirement apartment situated within a highly regarded private development offering secure grounds and car parking.

The property requires updating hence is offered at a realistic asking price.

Benefits include well proportioned living room with French doors to balcony, large kitchen, 2 good sized bedrooms, spacious hallway and house bathroom.

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Accommodation comprises



Entrance hall

Living room

18'0" x 11'9" (5.5 x 3.6)

French doors to balcony.

Kitchen

10'9" x 8'2" (3.3 x 2.5)

Bedroom

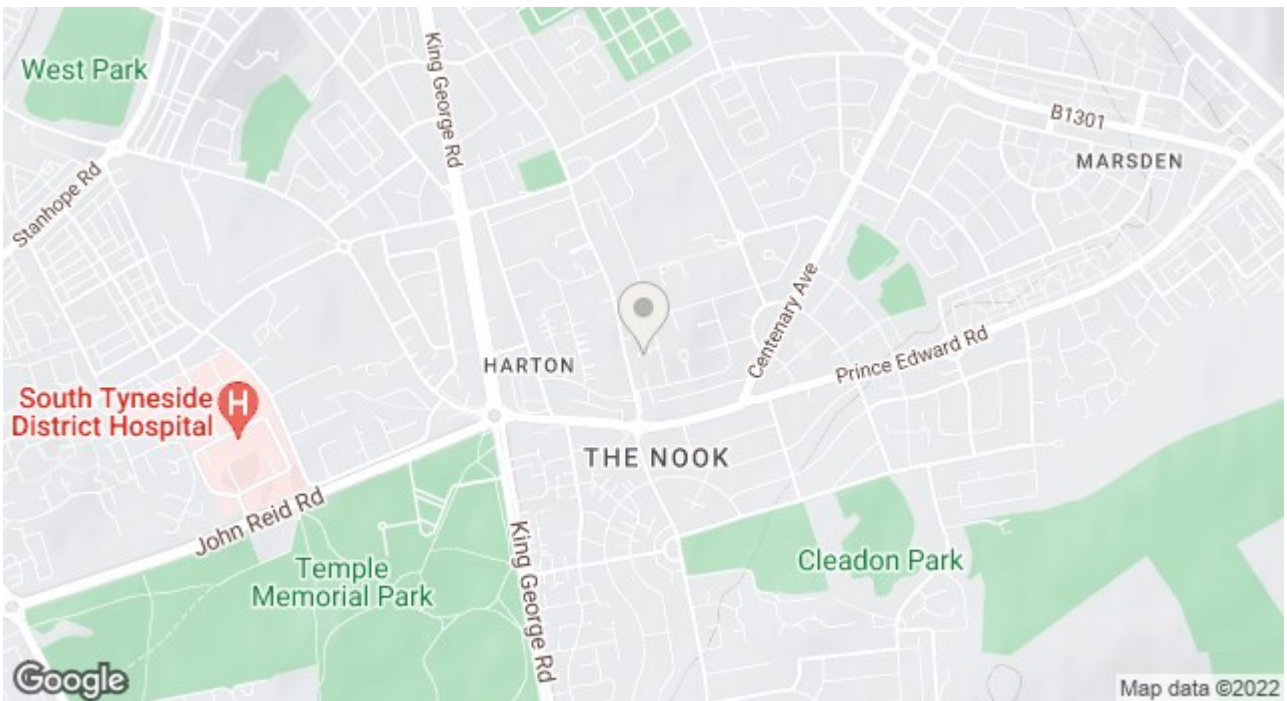
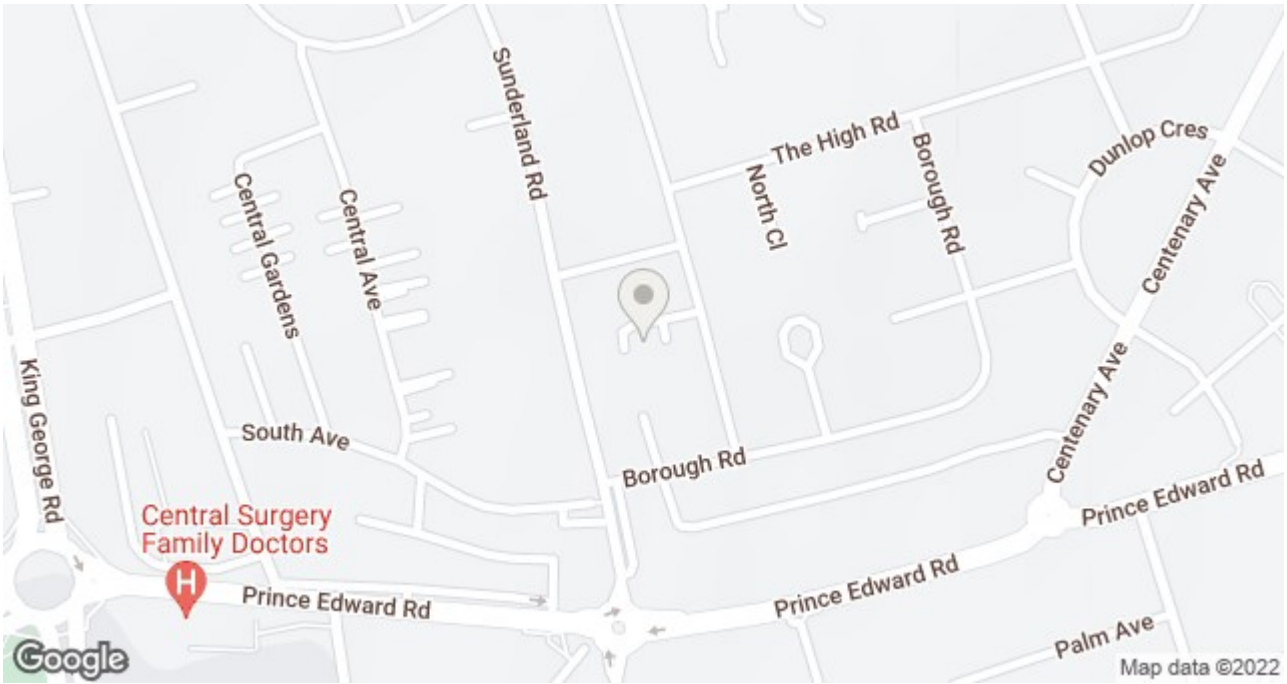
14'9" x 11'1" (4.5 x 3.4)

Bedroom

11'5" x 10'5" (3.5 x 3.2)

House bathroom

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	