





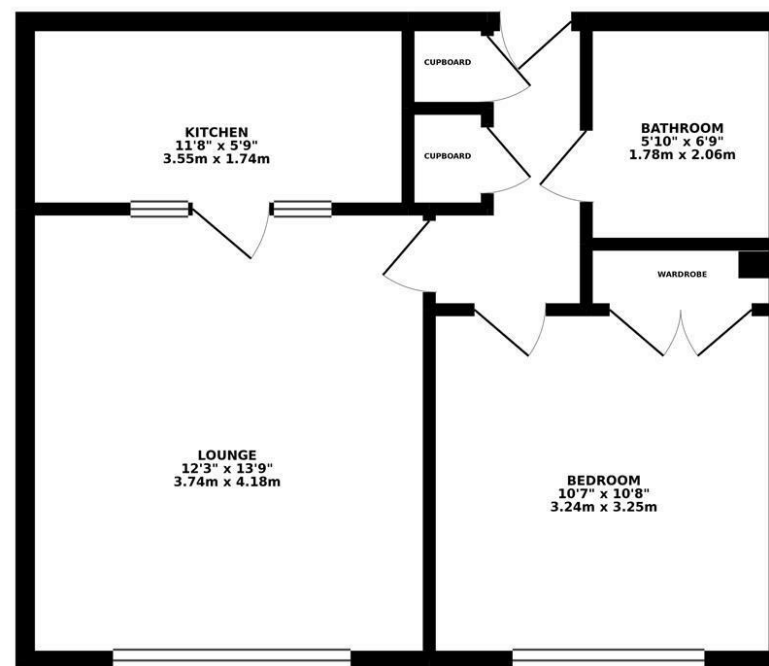
Set within its own communal landscaped gardens and with lift access, a well-presented apartment ideally located on the first floor of Sandyford Park. Tucked off Sandyford Road, Sandyford Park is an ideal setting, close to the amenities of Jesmond and transport links to the city and beyond.

Sandyford Park offers landscaped communal gardens, residents' car park, lift access, residents' lounge, 24hr care line and on-site warden. Located to the rear of the development with pleasant south facing views over the gardens, the accommodation briefly comprises private entrance hall with cloak and utility cupboards, lounge/diner with south facing views, refitted kitchen, bedroom with fitted wardrobes and contemporary shower room with step in shower. Double-glazed, this great apartment demands an early viewing!

Retirement Apartment | 445 sq ft (41.3m<sup>2</sup>)  
 | Lift Access | Communal Gardens | 1st Floor | Lounge | Shower Room | Residents' Parking | Warden Assisted | Residents' Lounge | 24Hr Care Line | EPC Rating: C



1ST FLOOR 444.92 sq. ft.  
 ( 41.33 sq. m. )



**Offers Over £80,000**

TOTAL FLOOR AREA : 444.92 sq. ft. ( 41.33 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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