Woodridge Gardens

Housing 21

Property Information sheet updated 23/11/2026



Flat 35 Woodridge Gardens, Oxclose Road, Washington, SUNDERLAND , NE38 7NZ

Woodridge Gardens is set in the quiet village of Washington, although busier attractions of both Sunderland and Newcastle are in easy reach.
A range of small independent shops, including a grocery store and bakery, are in walking distance of the scheme. Within three minutes drive you can find an Asda and a Sainsbury's, as well as the Galleries shopping centre. There is also a leisure centre with swimming pool, bowling alley and bingo hall nearby, as well as dentists, churches, takeaways and pubs which also serve food.
Residents at Woodridge Gardens are encouraged to get involved in gardening. The gardens feature a greenhouse, raised flower beds, patio, seating area and exercise equipment. The gardens attract a lot of wildlife, including birds, badgers, bats and hedgehogs.
Inside the scheme, there is a residents' lounge, communal laundry, guest room, television area, computer room and library.

Key property details:

- Two bedroom
- Ground Floor Apartment
- Valuation £34,000
- Percentage for sale – 50%
- Communal Lounge
- Buggy store
- Residents Parking
- Onsite care









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Purchase details

Tenure: 125 year assignable lease commencement date 1st January 2009

Eligibility criteria: 55+

Amenities: Residents' lounge, café/bistro, Hair salon, Laundry, Residents' garden, Lifts, Buggy store, Assisted bathroom, Guest room, Car parking and Communal Garden

Services: Full-time Housing Manager service, Monday to Friday.
On-site care staff 24/7.

Pet-friendly: Housing Manager to provide details on individual case.

Resident-led: Residents are encouraged to set up a Residents Committee and arrange activities both on-site and away from Woodridge Gardens to suit residents' wishes.

Two-bedroom: £34,000 for 50% share - RICS valuation supplied by vendor.

Rent: £274.56

Stamp duty: To be discussed between the buyer and their solicitor where applicable.

Deposit: No deposit required to Housing 21.

Resales fee: Fixed admin fee £620 subject to January RPI changes for April or 0.5% of the full market value

Fixed nomination fee of £1,350 subject to January RPI changes for April or 1% of the sale price.

Please be aware as this property is shared ownership, the buyer must have sold their current home or sell their property concurrently with the shared ownership purchase as they cannot own two homes simultaneously.

Ongoing charges

Shared ownership rent: £274.56

Service charge: £280.87 per month

Support charge: £3.62 per month.

Utility (Gas and water): £82.92

Electric: Residents are to liaise with chosen supplier directly.

24/7 support charge: n/a

Optional care and domestic charges: £24.20 per hour Bank Holidays £36.36 per hour

Buildings insurance: Included in the service charge.

Contents insurance: Residents are encouraged to obtain their own contents insurance.

Council tax: Band A payable to local authority.

TV licence: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number: 0370 192 4989
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