









Early viewing is a must of this well presented two bedroom first floor apartment which is offered for sale with no upward chain. The accommodation has a light and airy feel throughout and comprises communal entrance hall, entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom all with the benefit of UPVC double glazing and gas central heating. Externally there are communal gardens and allocated parking. Situated in the popular residential area of Roker and is just a short walk away from Roker Park and the sea front, close to a range of amenities and schools and boasting good transport links to Sunderland City Centre and wider road networks.

MAIN ROOMS AND DIMENSIONS

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold on a Lease Term of 999 years from 1998.

Service Charges

A Service charge of £85 a month over 10 months. The service charge payment covers items such as buildings Insurance, cleaning of windows and communal areas, gardening and decorating of communal areas. Any prospective purchaser should however clarify this with their Solicitor prior to exchange of Contracts.

Ground Floor

Communal Entrance Hall

Secure entry system and stairs to first floor.

First Floor

Entrance Hall

Built in storage cupboard and radiator.

Lounge/Dining Room 17'8" x 13'9"



Two UPVC double glazed windows, two radiator and laminate flooring.

Kitchen 8'0" x 7'5"



Fitted with wall and base units, worktops, inset sink, tiled splashbacks, gas hob, electric oven, extractor fan, tiled floor.

Bedroom 1 10'8" x 9'11"



UPVC double glazed window and radiator.

Bedroom 2 10'11" x 9'10"



UPVC double glazed window, radiator and fitted wardrobes, laminate flooring.

Bathroom



WC, washbasin and bath with shower over, tiled splashbacks, tiled floor, radiator.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Outside

Communal gardens and allocated parking to the rear.

Important Notice

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect. Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended. 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. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf

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Viewing

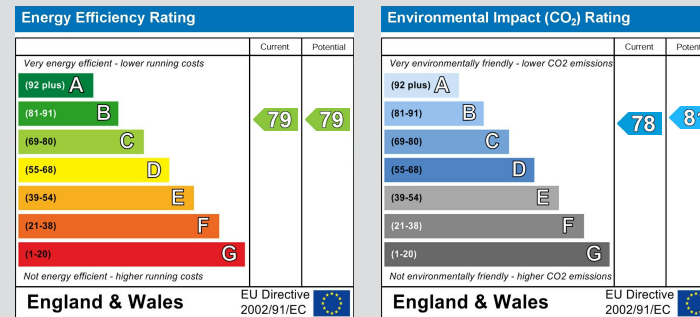
To arrange an appointment to view this property contact our Sea Road branch on 0191 5103323, Option 2.

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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