









This attractive, one bedroom apartment is situated on the first floor of Strawberry Court Retirement development for over 60 years only in Ashbrooke, available for sale with no upward chain involved. Internally the accommodation includes a hall with walk in storage cupboard, a spacious lounge/diner, modern fitted kitchen with integrated appliances, a double bedroom and bathroom. The apartment benefits from double glazing and electric heating. Residents of the development have the use of the communal lounge and laundry room, on site parking facilities and attractive communal gardens as well as a lift that has access to all floors. There is also a house manager. A guest suite is available on the ground floor which can be booked for friends/family to stay over at very reasonable rates. Ideally located providing easy access to local amenities, shopping facilities and transport connections to the City centre and surrounding areas. Competitively priced for a quick sale!

MAIN ROOMS AND DIMENSIONS

First Floor Apartment

Hall



Access via an entrance door, walk in storage cupboard.

Lounge/Diner 17'7" x 14'2"



This attractive room as a double glazed French door with Juliet balcony, electric storage heater, feature fireplace with electric fire. Double doors to

Kitchen 7'4" x 6'11"



A modern fitted kitchen with wall and base units with work surfaces over incorporating the sink and drainer unit, integrated appliances include an electric oven and hob, fridge and separate freezer. Part tiled walls and double glazed window.

Bedroom 14'6" x 8'11"



Double glazed window, electric storage heater and a built in storage cupboard.

Bathroom



Fitted with a low level WC, washbasin vanity unit and a bath with a shower over. Tiled walls, extractor fan and electric style radiator.

Outside

On site parking facilities and attractive communal gardens.

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. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. 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

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MAIN ROOMS AND DIMENSIONS

property whose agents they are, give notice that:-

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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 of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Tenure

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Viewings

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

Opening Times

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

Ombudsman

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



