

An attractive, two bedroom, second floor apartment located within the popular Royal Courts development, available for sale with immediate vacant possession and no upper chain involved. Internally the private accommodation includes a hall, spacious lounge / diner, a fitted kitchen, master bedroom featuring a patio door with Juliet balcony looking over the communal grounds, a second bedroom and a bathroom. The apartment benefits from double glazed windows, gas central heating to radiators, an allocated parking space and well maintained communal gardens. This property is ideally situated for access to Sunderland City Centre, local amenities and transport links.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Staircase leads up to all floors.

Second Floor Apartment

Private Hall

Accessed via entrance door to

Apartment Hall



Central heating radiator, built in cupboard providing store space and housing the central heating boiler.

Lounge/Diner 14'11" x 11'11"



This spacious room has a double glazed window to front, central heating radiator and fireplace with electric fire.

Kitchen 9'9" x 6'3"



Fitted with wall and base units with work surfaces over, incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and gas hob with extractor over, tiled splashbacks, double glazed window.

Bathroom

Comprising of a low level WC, pedestal washbasin and panel bath with mains shower over, part tiled walls, tiled floor, central heating radiator and double glazed window.

Bedroom 1 10'10" max including robes x 10'2"



Double glazed patio doors with a Juliet balcony providing views towards the communal garden, central heating radiator and fitted wardrobes.

Bedroom 2 10'7" x 6'8" plus fitted robes



Double glazed window to rear, central heating radiator and fitted wardrobes.

Outside



Attractive communal gardens and allocated parking space.

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

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MAIN ROOMS AND DIMENSIONS

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

Tenure Leasehold

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

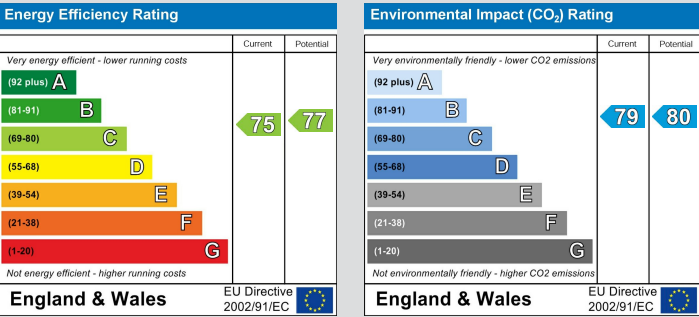
To arrange an appointment to view this property please contact us on 0191 5103323, Option1 or book viewing online at peterheron.co.uk

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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