















EXTENDED LEASE OF 174 YEARS AND SERVICE CHARGE OF £90 PER MONTH.

Sitting within a desirable and exclusive courtyard development, this attractive modern first floor apartment occupies a highly sought after position just off Queen Alexandra Road.

The apartment features attractive internal decor and has generous living accommodation comprising a reception hall, lounge, dining room, breakfasting kitchen, master bedroom with en-suite, second bedroom and bathroom. Externally there are well maintained communal gardens and the apartment has its own driveway and garage. Benefiting from double glazing, integrated appliances to the kitchen and a video intercom system, this wonderful home is ready to move into and should be to be ideal for those in search of a quiet residential location yet within easy reach of all local amenities. Internal inspection unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Video Intercom entry system, stairs to first floor landing.

## First Floor Apartment

Six panel solid door to

## Reception Hall



Wall mounted panel heater built-in cupboard with ample storage and hot water heater.

## Lounge 12'3" x 18'10" into bay



UPVC double double glazed windows taking in distant sea views, cornicing to ceiling and wall mounted electric panel heater. Open plan to

## Dining Room 10'0" x 10'1"



UPVC double glazed window to front elevation distance views, and coved cornicing to ceiling.

## Breakfasting Kitchen 9'4" x 12'1"



Extensive range of base and eye level units with working surfaces incorporating a single drainer 1 1/2 bowl stainless steel sink with pedestal mixer tap, integrated appliances include an electric hob with steel splashback, overhead extractor, built under electric oven, fridge freezer, Slimline dishwasher and automatic washing machine, tiled splash backs, tiled floor, UPVC double glazed window to side, worktop lighting, built in wine rack, wall mounted electric panel heater.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

**Bedroom 1 12'3" x 13'6" into bay**



UPVC double glazed windows, wall mounted electric panel heater.

**En-Suite**



W.c. pedestal wash basin and walk in shower enclosure - attractive white suite with tiled splash backs, electric shaving point, vinyl flooring and ceiling mounted extractor unit.

**Bedroom 2 8'0" x 11'0"**



UPVC double glazed window to rear, wall mounted panel heater.

**Bathroom**



Low level WC, pedestal wash basin and panelled bath with shower mixer tap - attractive white suite, electric shaver point, ceiling mounted extractor unit and wall mounted heater.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Communal gardens. Allocated drive leading to brick GARAGE with up and over door, alarmed with storage space in roof void.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold on a 174 year lease which is a recent extension of the original one. There is a service charge payable on the apartment of £90 per month and this covers general repairs and cleaning to communal area, building insurance, landscaping and window cleaning. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

## Council Tax Band

We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

## 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 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

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## Sales Viewing Arrangements

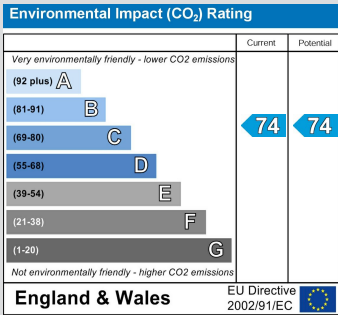
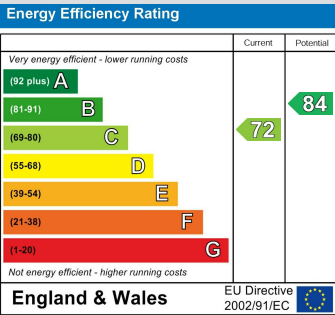
To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

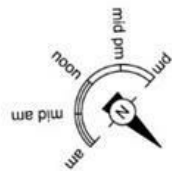
## Ombudsman

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



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Approximate Floor Area  
(70.00 sq.m)

4 Moorhill Court