

VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW!! A stunning ground floor apartment, featuring an impressive stylish, upgraded interior and allocated parking space within this attractive development. Internally the upgraded private accommodation includes a hall, spacious lounge, stunning contemporary kitchen with integrated appliances, two bedrooms and a modern bathroom/wc. Benefits include security entry system, gas central heating to radiators, double glazed windows, allocated parking space as well as additional visitors parking facilities. This convenient location provides excellent access to local amenities, Sunderland City Centre and offers excellent transport connections. Viewing highly recommended, to appreciate the quality of accommodation on offer. All bespoke furniture is included in the sale of the property.

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 2006 with a Ground Rent of £50.50 every 6 months.

Service Charges

A Service charge payable is approx. £100 per month. 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.

All on Ground Floor

Access via security entrance door to

Communal Entrance Hallway

Private Accommodation

Entrance Hall



Built in cupboard.

Lounge 15'7" x 13'6" into bay



Double glazed bay window and two central heating radiators.

Kitchen 8'11" x 8'9"



Fitted with an excellent range of contemporary wall and

base units with work surfaces over incorporating a sink unit, integrated appliances include an electric oven, touch-screen hob, microwave, dishwasher, washer-dryer and fridge-freezer. Double glazed window, central heating radiator and the combi-boiler is concealed behind a matching kitchen unit.

Bedroom 1 11'10" x 9'4"



Double glazed window to rear with views over the communal gardens.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'3" x 8'3"



Double glazed window to rear with views over the communal gardens.

Bathroom



Low level WC with concealed cistern, washbasin and panel

bath with shower over, double glazed window, chrome ladder style central heating radiator and tiled walls.

Outside

Communal gardens and grounds, and an allocated parking space along with visitor parking facilities.

Council Tax Band

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

Important Notice Part 1

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 Part 2

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.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

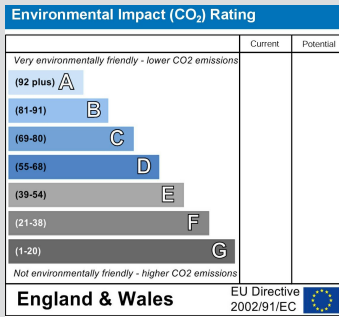
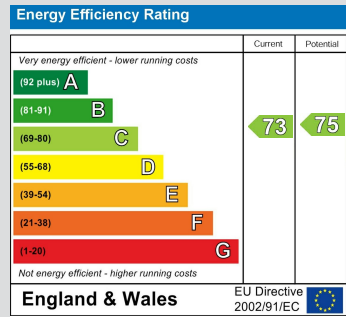
Ombudsman

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

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