













A well appointed two bedroom apartment, occupying a superb position within Dovecote Meadow, a modern and impressive extra care development. The apartment is available on 75% shared ownership basis and is available with immediate vacant possession and no upper chain involved. Internally, the spacious private accommodation comprises of a generous hall, lounge, opening through to a modern fitted kitchen, two bedrooms and a wet room with Jack & Jill access from the hall and master bedroom. The apartment features under floor heating and double glazed windows. Residents of Dovecote Meadows have access to an extensive range of facilities, including a communal lounge, restaurant, hair salon, activity/function room, communal laundry and well-being suite. There is lift access to all floors, a development manager, resident and visitor parking facilities and attractive communal gardens. The area is well served with local amenities as well as providing excellent transport links to Sunderland City and surrounding areas. Viewing essential.



# MAIN ROOMS AND DIMENSIONS

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. A Ground Rent of £150 per annum.

## Accommodation on Seventh Floor

### Entrance Hall

Storage cupboard.

### Jack & Jill Wet Room



Low level WC, washbasin and electric shower.

### Living Room 15'6" x 12'1"



Double glazed doors to balcony.

### Kitchen 8'8" maximum x 12'1"



Wall and base units with work surfaces over incorporating sink and drainer, electric oven, hob and extractor, space for washing machine and fridge freezer, laminate flooring.

### Bedroom 1 14'4" x 10'5"



Double glazed window to rear. Door to wet room.

### Bedroom 2 11'4" x 7'4"



Double glazed window.

### Outside

Visitor parking facilities and attractive communal gardens.

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

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# MAIN ROOMS AND DIMENSIONS

## 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.

## 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](http://peterheron.co.uk)

## 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.

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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