









This delightful two bedroomed ground floor apartment occupies a superb position within the sought after area of Ashbrooke. Internally the property comprises entrance hall, lounge, modern kitchen, two bedrooms and a contemporary shower room. The property boasts communal grounds and residents off street parking to the front. This location is ideal for local amenities, shops and schools as well as offering excellent links to Sunderland City Centre and transport connections to wider parts of the region. Available with immediate vacant possession with no upper chain. Early internal inspection highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Entrance door to

## Entrance Hall

Radiator, two storage cupboards. Doors to kitchen, shower room and two bedrooms. Open plan to lounge.

## Lounge 13'3" x 10'11"



Window to front and radiator.

## Kitchen 14'7" x 9'9" maximum



Range of fitted wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated electric oven and hob with overhead extractor fan. Space for washing machine and fridge/freezer. Part tiled walls. Radiator and window.

## Bedroom 1 12'5" x 9'1"



Spacious double bedroom with window to rear, radiator and built in storage

## Bedroom 2 7'4" x 7'8"



Window to front and radiator.

## Shower Room



Low level WC, washbasin vanity unit and walk in shower, fully tiled walls, chrome ladder style radiator, window to side and built in storage cupboard.

## Outside



Communal courtyard to the rear and residents parking to the front.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1.1.1978 and there is no Ground Rent or Service Charges.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

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

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# MAIN ROOMS AND DIMENSIONS

## 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

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## Fawcett Street Viewings

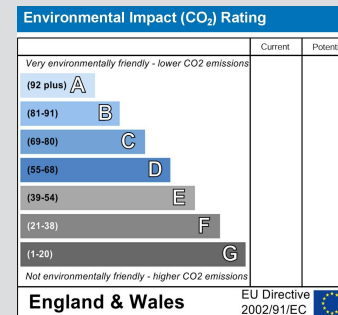
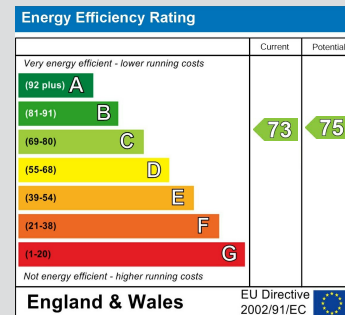
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

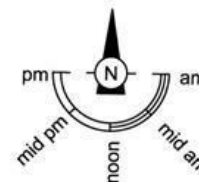
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Approximate Floor Area  
(57.46 sq.m)



1 Taylor Gardens