

This attractive first floor flat is well presented throughout, comprising a good sized lounge, modern kitchen, double bedroom and bathroom. Externally there is a low maintenance, a garage and off-road parking. Within easy reach of the City Centre the property appears within walking distance of an excellent range of amenities in particular the popular Vilette Road shopping precinct. Internal inspection is a must.

# MAIN ROOMS AND DIMENSIONS

## All on First Floor

Entrance via UPVC Composite door into entrance

### Entrance

Staircase to first floor.

### Lounge 12'0" x 9'6"



Radiator and window to the front elevation.

### Kitchen 9'6" x 5'2"



Range of wall and base units with countertops over incorporating a 1 1/2 bowl sink and drainer unit. Space for a fridge and washing machine. Integrated gas oven and hob with extractor fan.

Part tile walls and window.

## Bathroom



Low level WC, washbasin and bath with showerhead over, window to rear elevation.

### Bedroom 7'5" x 9'7"



Fitted wardrobes, radiator and window to rear elevation.

## Outside

Low maintenance garden, driveway and garage.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 99 years from 1981 and the Ground Rent is £25.00 per annum.

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.

## Important Notice

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. 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

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**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

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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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

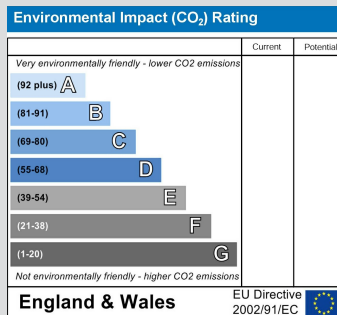
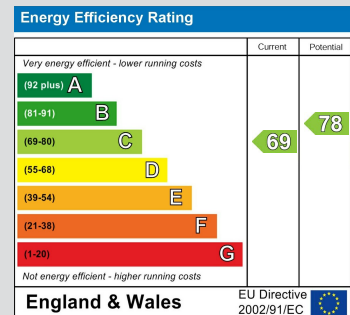
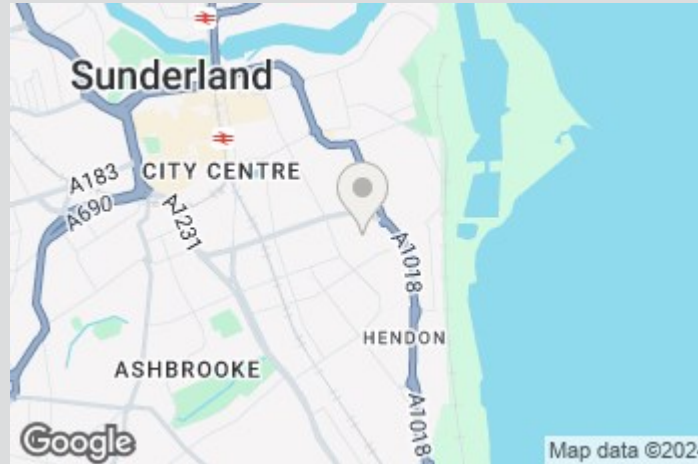
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman Fst

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



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