









A rare introduction to the market, this recently refurbished and outstanding two bedroom Mews located just off the sea front in the fashionable and highly desirable suburb of Roker, offers an impressive internal living space ideal for professional couples.

Offering a fresh contemporary theme throughout, the property's internal accommodation comprises entrance lobby with ground floor WC, living room with media wall sharing an open plan arrangement with a modern kitchen whilst at first floor level there are two bedrooms and a bathroom. Externally there is a west facing forecourt to the front of the property together with allocated parking which can be accessed via remote control electric gates to the rear of the development and direct access onto the sea front is via the main residence of 15 Roker Terrace.

Benefiting from gas central heating, UPVC double glazing, inset ambient lighting and available with no upward chain, the property is perfect for an extensive range of coastal amenities including restaurants, bars, cafes and award winning Blue Flag beaches whilst the City centre and local metro stations are close to hand. Arguably one of the finest examples of its kind on the market today, this gorgeous home can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed door to lobby.

Entrance Lobby

Telephone entry point, open plan arrangement to living room.

Ground Floor WC



Low level WC, washbasin vanity unit with designer wash bowl and pedestal mixer tap with cupboards under, ambient lighting, oak panelling, fitted mirror, high gloss marble effect floor tiles, wall mounted extractor unit.

Living Room 10'9" x 15'0"



Maximum dimensions into alcove, media wall with oak panelling, inset living flame electric fire, wall mounted LG Ultra HD flat screen TV with ambient lighting, inset lighting to ceiling, marble effect high gloss oversized floor tiles, UPVC double glazed window to front, wall mounted contemporary style column radiator, fitted cupboards and

shelving to alcove with ambient lighting. Open plan to kitchen.

Kitchen 15'1" x 8'9"

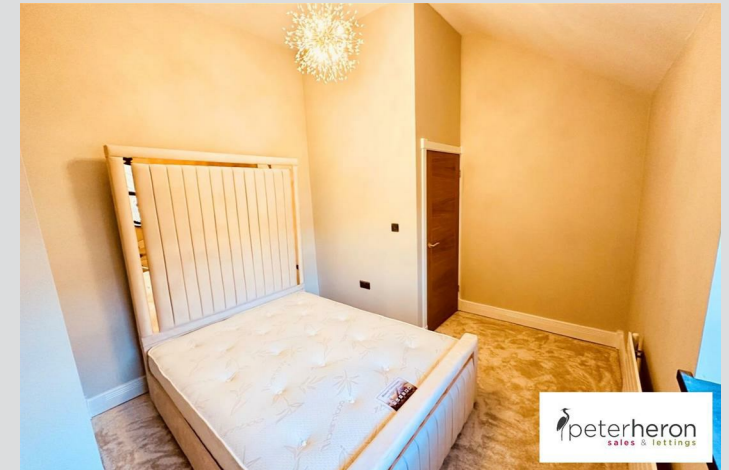


Maximum dimensions into alcove. A selection of base and eye level units with marble effect working surfaces and upstands, large peninsular return with seating area, integrated appliances include and electric halogen hob, built under electric oven and overhead extractor hood, space for under bench fridge, single drainer sink unit with pedestal mixer tap with spray head, UPVC double glazed window to rear, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, large housing unit under stairs with plumbing for automatic washing machine, inset ambient lighting to ceiling, oak wall and ceiling panelling with contemporary design pendant light, turned spindle balustrade staircase with UPVC double glazed window to rear serving first floor landing.

First Floor Landing

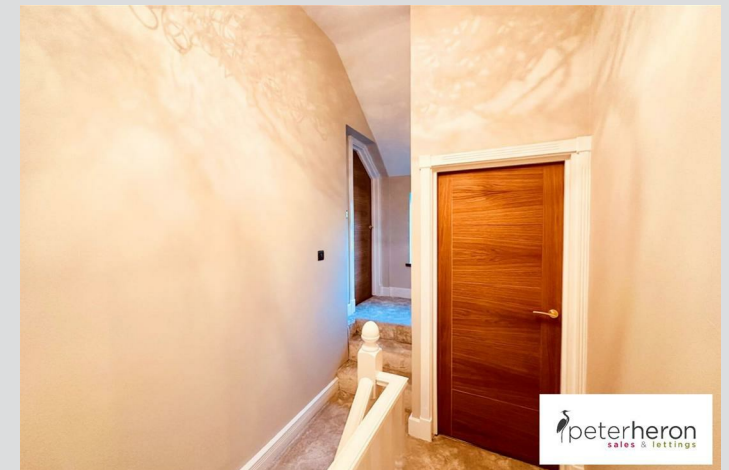
UPVC double glazed window.

Bedroom 1 10'6" x 11'11"



UPVC double glazed window to front, single radiator.

Upper First Floor

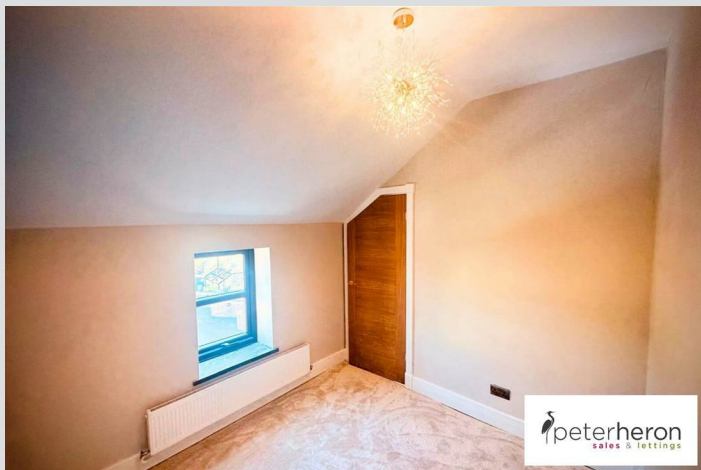


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MAIN ROOMS AND DIMENSIONS

Bedroom 2 8'8" x 8'5"



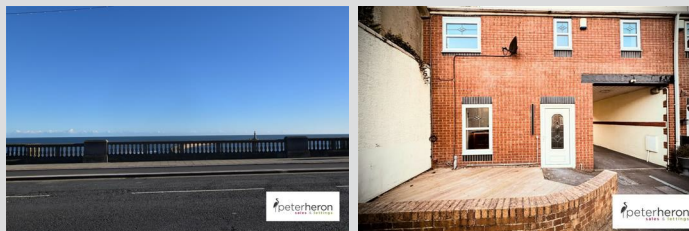
UPVC double glazed window to rear, single radiator.

Bathroom



Low level WC, washbasin vanity unit with cupboards under, free standing double ended bath with wall mounted taps and shower mixer, feature wall with oak panelling and marble effect tiling washed with ambient lights, wall mounted extractor unit, ladder design towel rail, UPVC double glazed window, marble effect tiled flooring.

Outside



The property can be accessed at the front just off the sea front through the main residence and into the rear courtyard which features an enclosed raised timber decked seating area and allocated parking. Vehicular access is allowed via a remote control electric roller shutter door via the rear lane.

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 999 years from 1/9/2006.

The service charge is £450.00 per annum which includes the ground rent.

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 - Particulars

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

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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.

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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

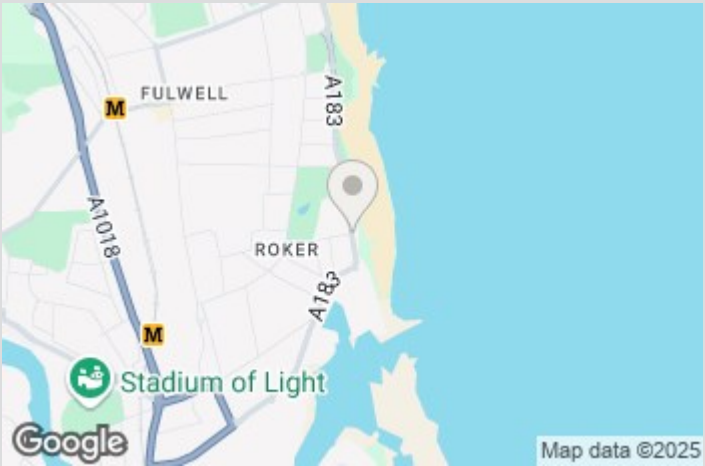
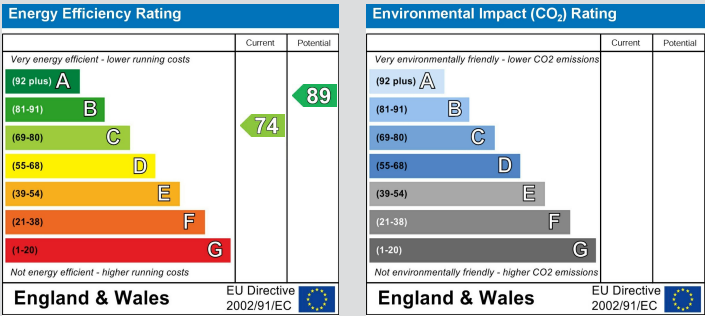
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MAIN ROOMS AND DIMENSIONS

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