







Light wood upper kitchen cabinets with silver handles.

Dark grey square tiles on the kitchen backsplash.

Stainless steel microwave oven with a red lid on top.

White cylindrical container with colorful symbols.

Stainless steel gas cooktop with black burners.

Stainless steel oven or dishwasher unit.

Light wood lower kitchen cabinets with silver handles.

Small framed picture on the wall.

Small framed picture on the wall.

Wooden open shelving unit with a plant and other items.

Small framed picture on the wall.

Large window with a view of greenery outside.

Table lamp with a white shade.

Pendant light fixture with a white shade.

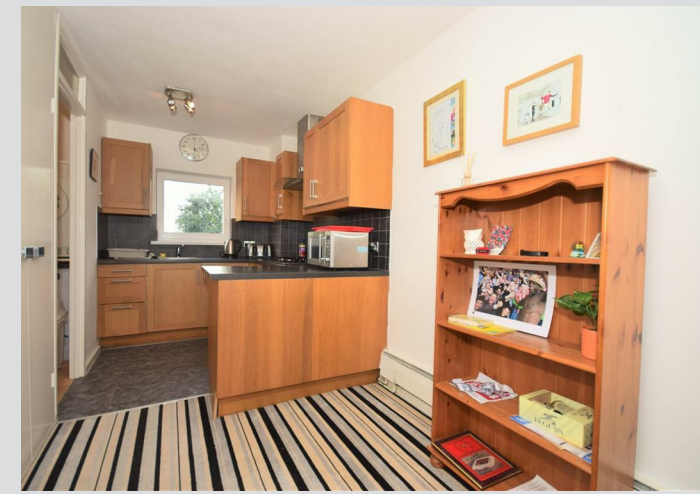
Pendant light fixture with a white shade.

Blue sofa with a black patterned blanket.

Small wooden table next to the sofa.

Dark armchair.

Black and white striped rug.



A spacious and attractive top floor apartment, situated in this pleasant area of Ashbrooke, available with no upward chain. The apartment is accessed via its own private entrance on the first floor with a staircase leading up to the top floor landing with useful built in storage cupboards. There is a superb open plan lounge and kitchen, enjoying a dual aspect and featuring a walk-in utility area, there is a double bedroom and a bathroom. This popular and sought-after location, offers convenient access to local amenities and shops as well as providing excellent links to Sunderland City Centre, surrounding areas and major road connections.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via own private entrance at first floor level with a staircase to landing.

## First Floor Landing

Two built in storage cupboards and central heating radiator.

## Open Plan Lounge/Kitchen

This attractive open plan space enjoys a dual aspect with double glazed windows to both the front and rear.

## Lounge Area 12'5" x 9'5"

## Kitchen Area 14'5" x 6'8"

Fitted with wall and base units with work surfaces over incorporating sink and drainer unit integrated appliances include an electric oven and gas hob with extractor chimney over, two built in storage cupboards and useful walk in utility cupboard housing the fridge freezer and washing machine.

## Bedroom 14'11" x 8'9"

This spacious bedroom has a double glazed window.

## Bathroom

Fitted with a WC, pedestal washbasin and panel bath with mains shower over, double glazed window, built in cupboard providing storage space and housing central heating boiler.

## 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 122 years from 2/5/1989. The Ground Rent is £10 per annum.

The Service charge is £259.03 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 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.

## Fawcett Street Viewings

To arrange an appointment to view this property please

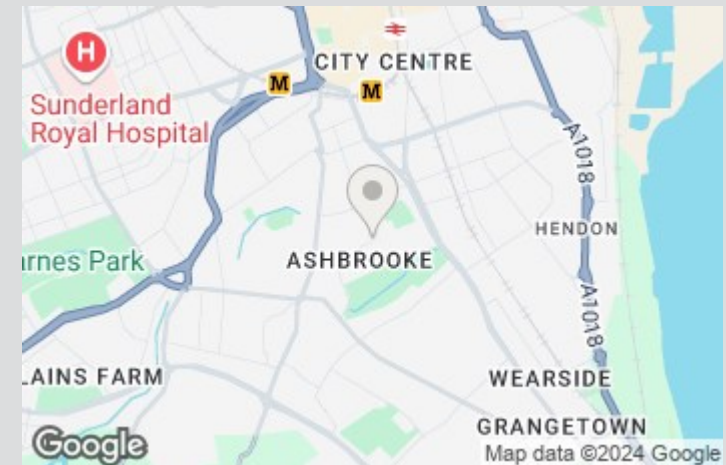
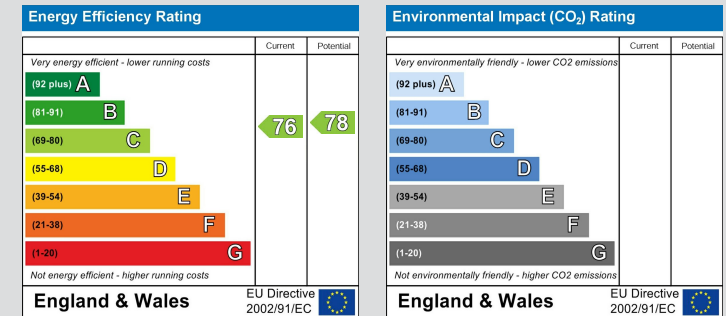
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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



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

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

