

A spacious two bedroom first floor apartment, situated within this desirable development. Internally the private accommodation includes a hall, generous lounge, kitchen, bathroom/wc, master bedroom with an en-suite shower room and a second well-proportioned bedroom. This superb location provides access to local amenities, shops and schools as well as offering excellent links to surrounding areas. The property is currently tenanted and can be available with vacant possession or potentially for landlords, the current tenant may stay on. We highly recommend arranging a viewing of this apartment.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via security entrance door.

## Communal Entrance

## Communal Hallway

Staircase to upper floors.

## First Floor Apartment

Access via entrance door.

## Entrance Hall

Radiator and two built in cupboards.

## Lounge 15'8" x 13'6"



Two double glazed French doors to the front with Juliet Balconies and two radiators.

## Breakfasting Kitchen 11'8" x 10'0"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven, hob, fridge freezer, dishwasher and washing machine. Radiator and double glazed window.

## Bathroom



Low level WC, pedestal washbasin and a bath, radiator and double glazed window.

## Bedroom 1 10'8" x 9'9" not including robes



Double glazed window to rear, radiator and fitted sliding door wardrobes.

## En-Suite Shower Room



Low level WC, washbasin and step in shower cubicle with mains shower, radiator.

## Bedroom 2 8'0" x 11'5"

Double glazed window to front and radiator.

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

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 1/1/2004 and the Ground Rent is £187.00 per annum. \*\*

The Service charge is £95.00 per month. \*\*

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

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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

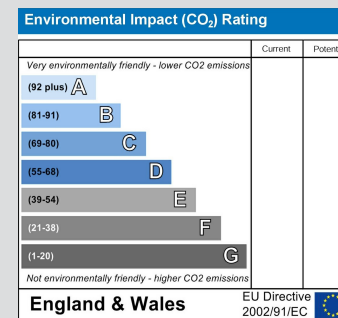
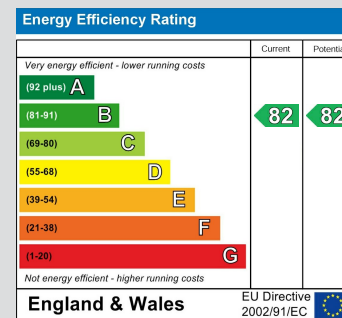
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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



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