

Share of FREEHOLD! A stunning raised ground floor apartment, providing spacious and beautifully appointed accommodation, many stunning period features and the benefit of a garage. The apartment is accessed via its own private entrance into an entrance vestibule, connecting through to a hall with a magnificent, ornate ceiling. There is a fabulous 23ft lounge with a bay window, feature period fireplace and decorative plasterwork to the ceiling. The inner hall provides access to a superb high quality kitchen, fitted with an excellent range of units, granite worksurfaces and a breakfast bar. There are two large double bedrooms and a contemporary shower room/wc. The property is situated on a private road, the apartment itself overlooks delightful, mature communal gardens to the front and to the rear there is a residents parking area, accessed via a remote control door and the apartment comes with a garage located in a block. Benefits of the apartment include gas central heating to radiators (where stated) and a share of the freehold. We highly advise arranging a detailed inspection to appreciate this exceptional apartment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via its own private entrance door to

Entrance Vestibule



With an inner door leading through to the hall.

Hall



With a beautiful decorative ceiling and door to the lounge.

Lounge 23'5" into alcove x 21'7" into bay



This stunning room has a bay to the front with single glazed sash windows providing a delightful aspect out towards the communal gardens, there are two radiators, and impressive decorative plaster work to the ceiling and ornate corning, there is a picture rail, superb period fireplace and a door to the inner hall.

Inner Hall



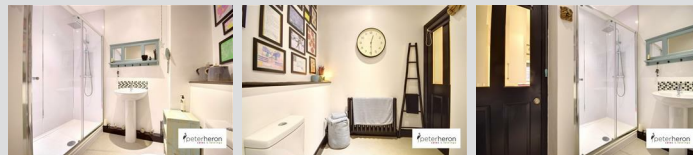
With doors leading off to the kitchen, bedroom two, shower room and rear hall.

Kitchen 13'5" x 8'3"



Kitchen is fitted with an excellent range of quality wall and base units with granite work surfaces over incorporating a 1 1/2 bowl sink unit, spaces have been provided for the inclusion of a cooker, washing machine, fridge and a freezer, there is a fitted breakfast bar and a UPVC double glazed window to the side.

Shower Room



With a modern suite comprising a low level WC, pedestal wash hand basin and a double shower cubicle with mains fed shower, there is an extractor fan and a radiator.

Bedroom 2 17'5" x 12'9" into alcove



With a single glazed sash window to the rear, radiator and decorative corning.

Rear Hall



With a door to bedroom one and a door to the rear communal hallway that provided access to the rear parking area and garages.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 17'0" into bay x 17'7"



With a box bay to the rear with single glazed sash windows, a radiator, coving and ceiling rose.

Outside



The property is situated on a private road with delightful mature communal gardens to the front whilst to the rear there is a residence parking area that is accessed via remote control roller shutter access door, this apartment also has the benefit of a garage which is located in a block.

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 that the client has 15th share of the Freehold and we are waiting confirmation of the lease term.

The Service charge is £90 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 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:-

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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

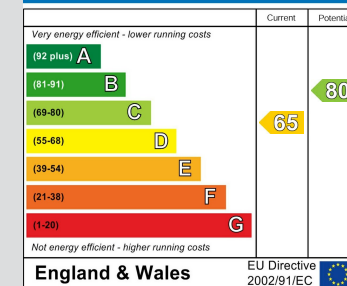
Opening Times

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

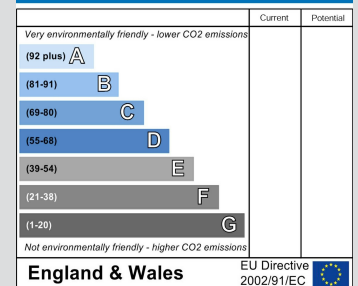
Ombudsman

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

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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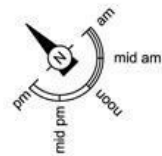
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Approximate Floor Area
(139.97 sq.m)

12A Woodside