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Lofthill, Moorside, Sunderland

£55,000







An attractive one bedroom first floor flat with the added benefit of a garage, occupying a pleasant position within this popular area of Moorside. Internally the private accommodation includes a hall, lounge, a superb kitchen, double bedroom and a modern bathroom/wc. The property has double glazed windows, communal grounds and a single garage in a nearby block. This location is ideal a range of amenities, shops, Doxford Park and excellent transport connections including the A19. With immediate vacant possession and no upper chain involved, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via security entrance door, there is a staircase leading up to the upper floors.

Private Accommodation

Access via an entrance door, there are doors connecting off to the lounge, bedroom and bathroom.

Lounge 16'11" x 10'7"



With a double glazed picture window, an electric storage heater and door connecting through to the kitchen.

Kitchen 11'8" x 7'9" narrowing to 5'10"



Fitted with a range of modern wall and base units with work surface over, incorporating a sink unit, integrated appliances include an electric hob, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a double glazed window and built in cupboards.

Bedroom 11'1" x 10'7"



With a large double glazed window, there is an electric storage heater and a useful walk in wardrobe.

Bathroom



A modern suite with a low level WC, pedestal wash hand basin and panel bath with electric shower over, there are also tiled walls and floor.

Outside

There are communal grounds, a residence parking area and the flat also benefits from a single garage located in a nearby block.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 124 years from 6/11/89 and the Ground Rent is

£10.00 per annum.

The service charge is £300 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.

Council Tax Band

The Council Tax Band is Band A.

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:-

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.

Important Notice Part 2

All descriptions, dimensions, references to conditions and

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MAIN ROOMS AND DIMENSIONS

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.

Fawcett Street Viewings

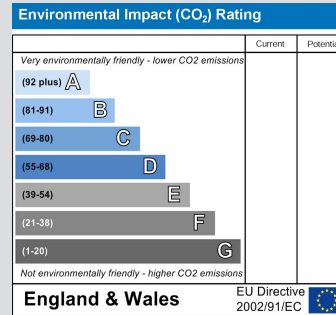
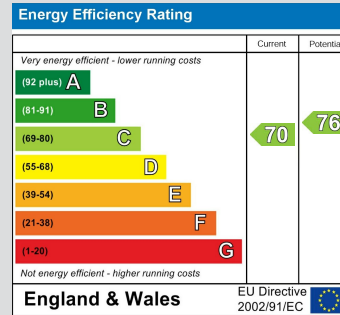
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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