









This attractive retirement apartment, enjoys a wonderful position on the Queen Alexandra Road side of the development, featuring direct access out from the lounge on to the well maintained communal gardens. Internally the private accommodation includes a hall with useful built-in storage cupboard, lounge with French doors leading out to the communal gardens, a fitted kitchen, a double bedroom with fitted wardrobes and a shower room/wc. The apartment benefits from UPVC double glazed windows and electric heating as well as the use of a residents' car park, communal lounge, lift access and delightful, landscaped communal gardens. It is a condition of the purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. With immediate vacant possession and no upper chain involved, viewing is essential.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite door.

Entrance Hall



Lounge/Diner 23'11" x 10'3"



UPVC double glazed door to rear, electric fireplace and electric heater. Double doors to kitchen.

Kitchen 7'7" x 6'2" approx. measurements



Wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and hood. Space for fridge freezer. Double glazed window to rear.

Bedroom 17'2" x 9'4"



Double glazed window to front, electric heater and built in mirrored wardrobes.

Shower Room



Low level WC, washbasin and walk in shower enclosure, chrome heated towel rail.

Outside



Delightful communal gardens. Allocated parking to the front.

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 clint there are 102 years remaining. The Ground Rent Charge is currently £394.40 every 6 months.

The Service Charge is currently £1,760.27 every 6 months,

Included in the service charge is the following, staff employment for the building manager, staff accommodation rent, monitoring services for the pull cords, communal electricity, communal wash room for the washers and dryers, water & sewerage, window cleaning, communal area cleaning, grounds maintenance of the building, lift maintenance and repair, fire systems maintenance, door and emergency systems and general communal up keep and maintenance.

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 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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MAIN ROOMS AND DIMENSIONS

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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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

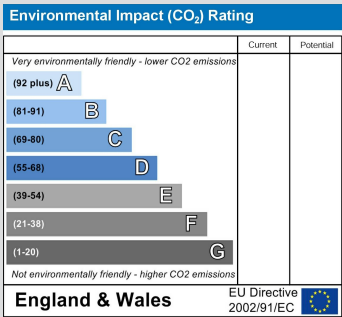
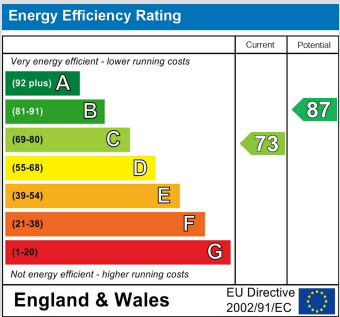
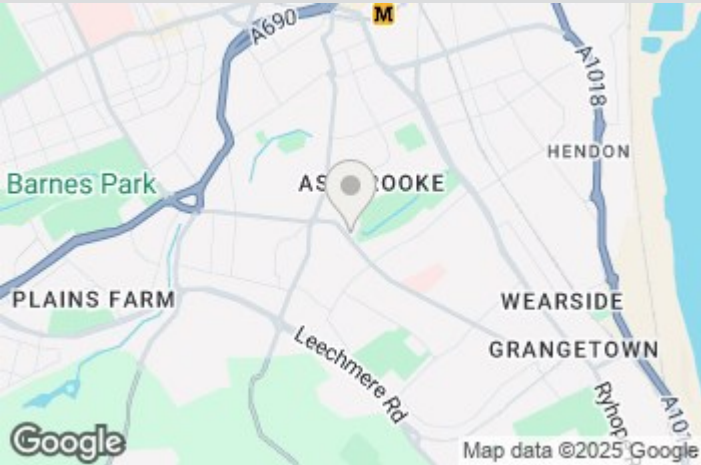
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

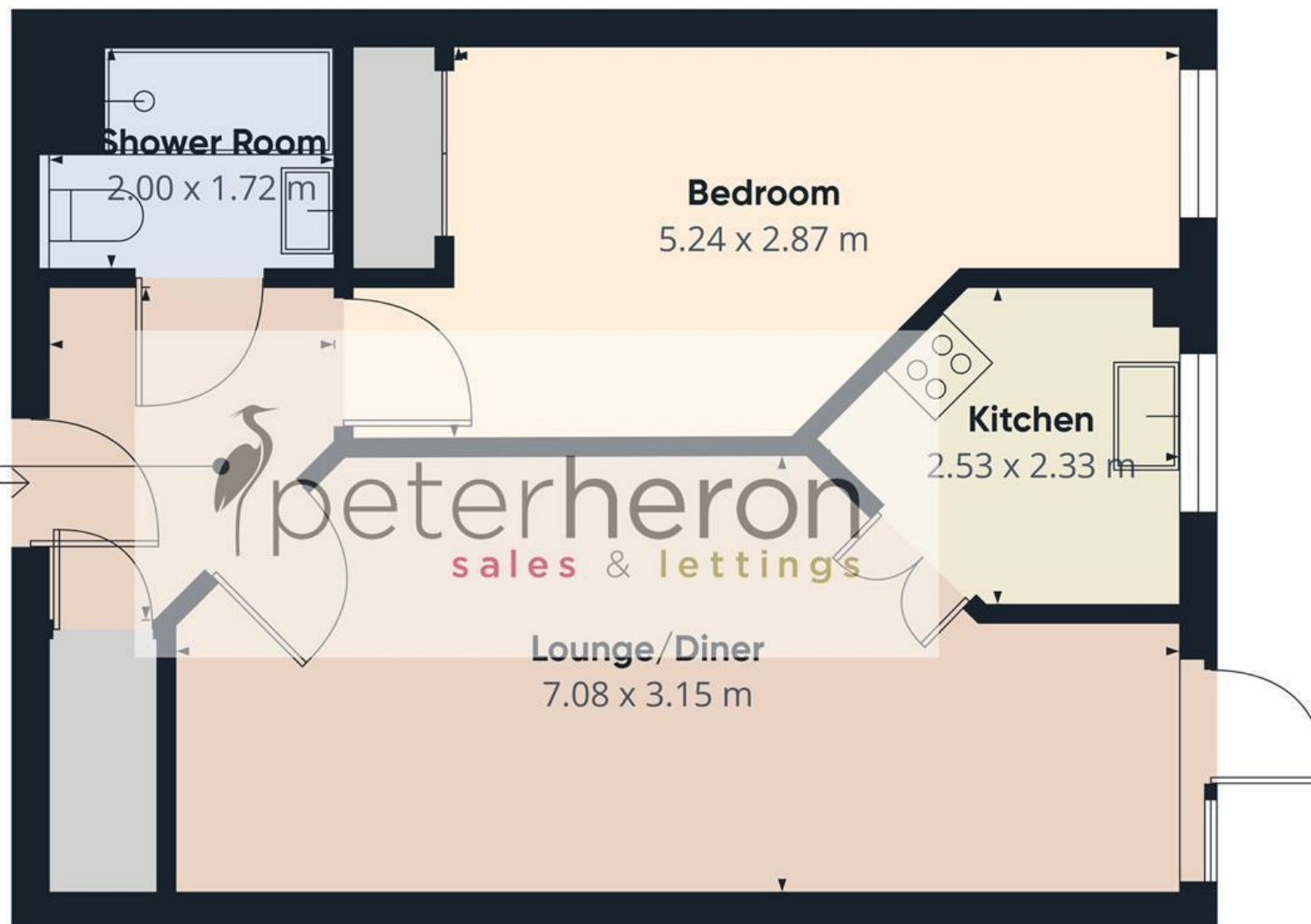
Ombudsman

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



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Approximate total area⁽¹⁾
47.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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