









A spacious and impressive two bedroom first floor flat, occupying a superb position on Cleveland Road, on the corner of Colchester Terrace. The accommodation is accessed via its own private entrance at ground floor level into an entrance hall with staircase to the first floor. There is a lounge, a generous kitchen / diner, two excellent bedrooms, a modern bathroom and a separate wc. Benefiting from gas central heating. This most convenient location provides excellent access to local amenities, shops and schools as well as to Sunderland Royal Hospital and to transport connections. With immediate vacant possession and no upper chain involved, viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor



Access via own private entrance door. Radiator and staircase to first floor.

## Lounge 13'7" x 11'10"



Two double glazed windows to front and radiator.

## Bedroom 1 13'9" x 13'1"



Double glazed window to rear and radiator.

## First Floor Apartment



Spacious Landing  
Radiator.

## Kitchen 13'7" x 9'6"



Fitted wall and base units with work surfaces over incorporating sink and drainer, integrated appliances include oven and hob, space for fridge freezer and washing machine, double glazed window to rear and radiator. Gas combination boiler houses in tall cupboard.

## Bedroom 2 13'5" x 6'9"



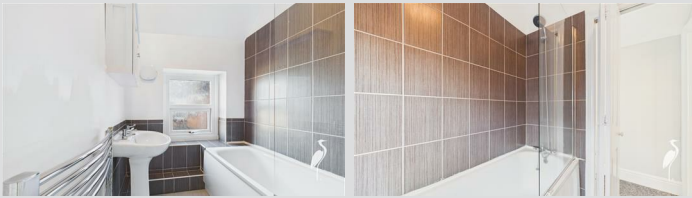
Double glazed window to side and radiator.

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

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Two piece modern suite with pedestal washbasin and panel bath with shower attachment over, chrome electric heated towel rail, tiled floor and part tiled walls.

## Separate WC



Fitted WC and double glazed window.

## Important Notice - Rear Courtyard

We have been advised by our client there is access to the courtyard permitted for maintenance purposes and bin storage.

## 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 999 years from 1/5/2019 and the Ground Rent is £0.

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 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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

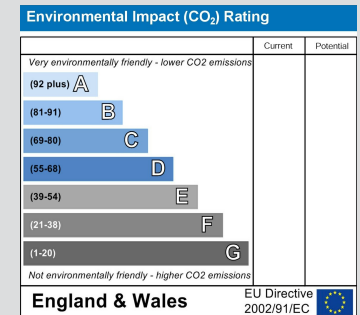
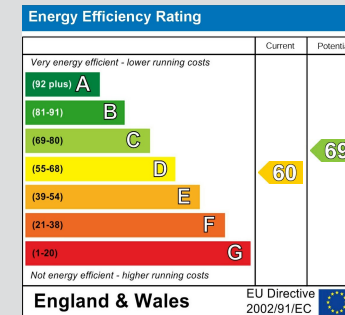
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

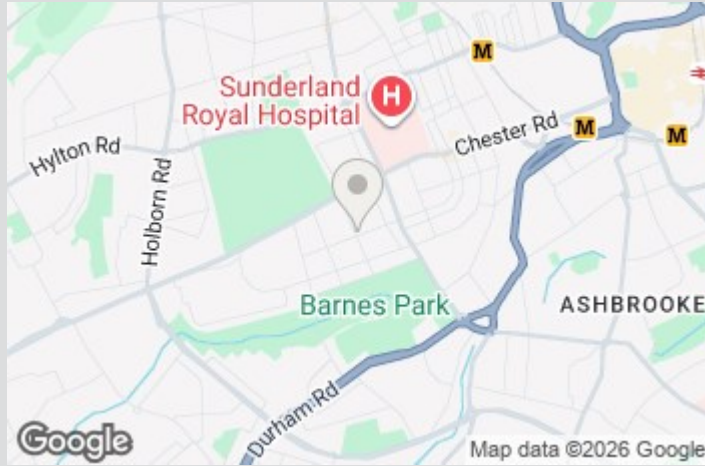
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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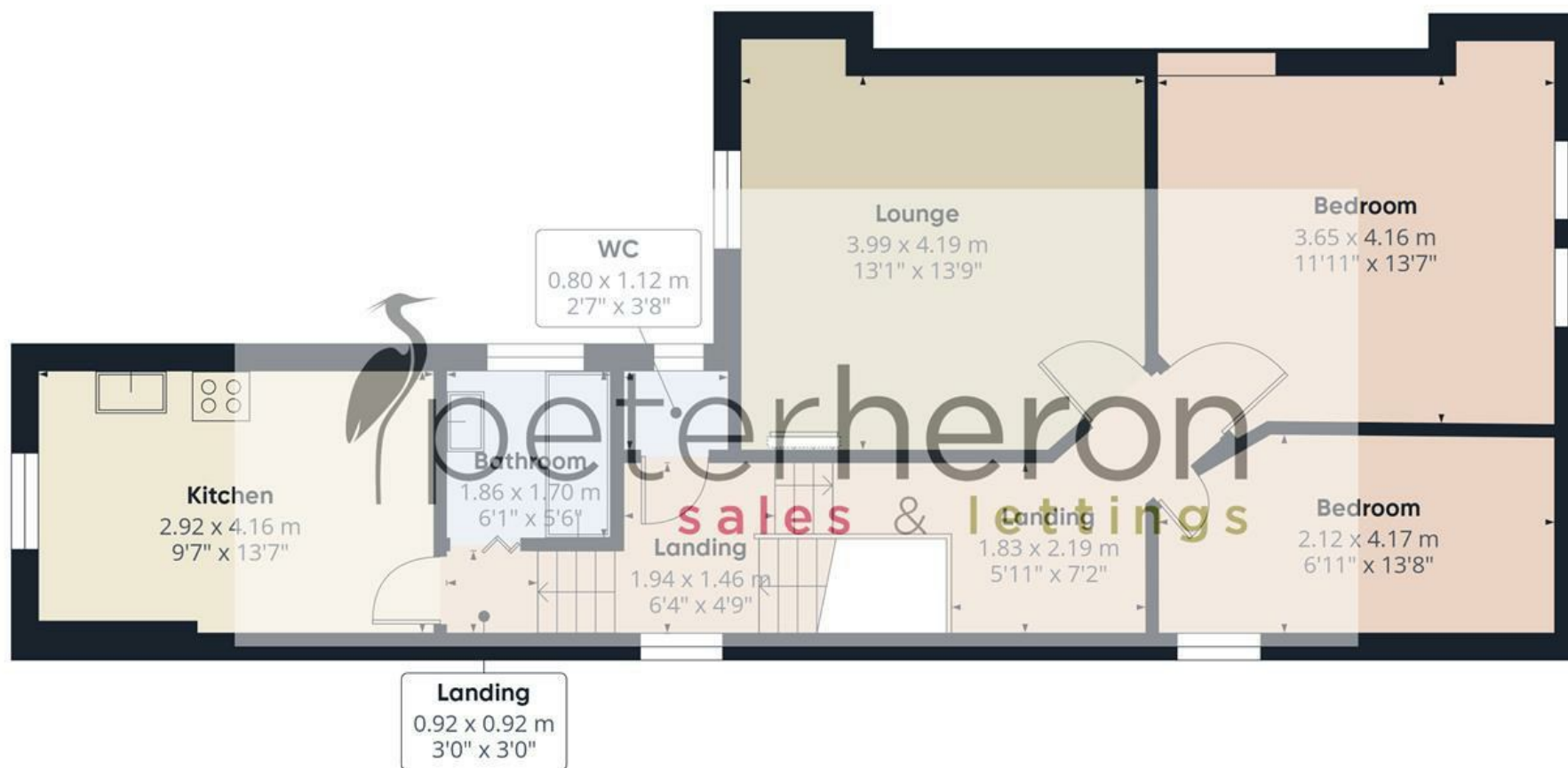
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Floor 4

Approximate total area<sup>(1)</sup>

68.1 m<sup>2</sup>  
732 ft<sup>2</sup>

(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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