









Welcome to Ashdale Court, a charming location in Roker, Sunderland, where this modern apartment is waiting to be your new home.

This delightful property boasts a cosy reception room, two bedrooms, and a well-appointed Kitchen & bathroom, making it perfect for first-time buyers or those looking to downsize. The apartment is situated on the first floor, offering a peaceful retreat in a quiet cul-de-sac setting within the exclusive Ashdale Court Development.

With parking available for one vehicle, convenience is at your doorstep. The property's modern design ensures easy maintenance and cost-effective living, allowing you to enjoy the finer things in life without the hassle.

Located near Roker, Fulwell, and Sunderland's stunning coastline with its award-winning Blue Flag beaches, you'll have the perfect backdrop for leisurely strolls and relaxing weekends.

This tastefully decorated apartment is ready to welcome you with no upward chain, making your move-in process smooth and stress-free. Don't miss out on this fantastic opportunity to own a piece of this sought-after location.

MAIN ROOMS AND DIMENSIONS

First Floor Apartment

Entrance via communal stairs to first floor.

Entrance Hall

Storage cupboard and radiator. Doors to the lounge, kitchen, two bedrooms and bathroom.

Lounge 20'4" x 11'9" into bay



Double glazed Bay window, double radiator and luxury feature fireplace.

Kitchen 7'10" x 10'11"



Range of wall and base units with work surfaces over incorporating a 1 1/2 bowl stainless steel sink and drainer. Integrated appliances include a fridge freezer, oven and electric hob with overhead fan and a dishwasher. Part tiled walls, double glazed window and a radiator.

Bedroom 1 11'10" x 11'2" maximum



Double glazed window, fitted wardrobes and a radiator.

Bedroom 2 7'5" x 7'10" minimum



Double glazed window and fitted wardrobes.

Bathroom



Low level WC with concealed cistern, washbasin vanity unit and panel bath with overhead shower and glass screen, radiator and double glazed frosted window.

Outside



Well kept communal gardens and private allocated parking.

Council Tax Band

The Council Tax Band is Band B.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 99 years from 2000 and the Ground Rent is £TBC.

The service charge is £TBC.

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MAIN ROOMS AND DIMENSIONS

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:-

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 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.

Sea Road Viewings

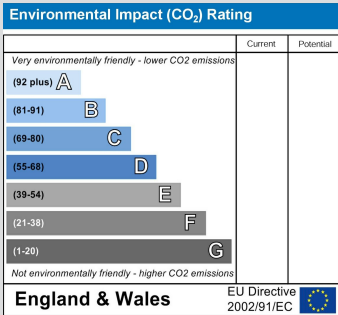
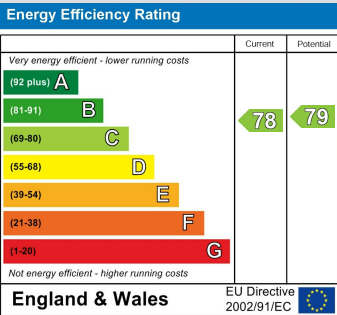
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

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



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