









A sensational ground floor apartment with its own beautiful, private rear garden and an excellent basement within this converted building on the highly regarded Sea View Road. Internally the stylish private accommodation includes a hall with a cloakroom/wc and a fabulous open plan lounge, dining and kitchen area with French doors leading out onto the rear garden. The kitchen is fitted with an excellent range of units and a feature island. There are two double bedrooms both with en-suite facilities. A staircase from the hall leads down to an excellent and versatile cellar area. Benefits of the property include double glazing, gas central heating to radiators and a resident's car park. This ideal location is close to a range of local amenities and offers convenient links to surrounding areas. Viewing essential in order to appreciate this stunning apartment with its spacious rooms, immaculate interior and wonderful private garden!

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via security entrance door into communal hallway.

Communal Hallway

Lobby Area

Access via staircase from the main hall. This area provides an excellent storage space and there is access to further areas.

Private Accommodation

Access via entrance door.

Entrance Hall

Built in storage cupboard and radiator. Door providing access to staircase down to basement level.

Open Plan Living/Kitchen and Dining Area 22'3" into alcove x 18'8" into bay



This fabulous and spacious open plan features a bay window to the front with central double glazed French door leading out into the garden. Double glazed windows and radiator.

Kitchen Area



Contemporary units and an island, integrated appliances include a slimline dishwasher and washing machine, space for a range style cooker and American fridge freezer.

Washroom



Low level WC and washbasin.

Bedroom 1 13'8" x 11'5"



Double glazed French door leading out to the rear, tall radiator, two double glazed windows to side and door to en-suite bathroom.

En-Suite Bathroom



Superb contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and panel bath with mains shower over, radiator and double glazed window.

Bedroom 2 13'8" not including robes x 10'3"



Two double glazed windows to the front, radiator, fitted wardrobes and door to en-suite shower room.

En-Suite Shower Room



Fitted with an impressive suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and a shower enclosure with mains shower, radiator.

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MAIN ROOMS AND DIMENSIONS

Basement Level

Area 1 11'8" x 14'6"



Area 2 10'5" x 5'10"



Outside



The property benefits from use of the residents car parking located to the front of the building and to the rear, a particular feature of this property is there wonderful generous private garden with lawned areas and attractive mature planting.

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 vendor the Lease

Term is 999 years from 1.1.2019 and the Ground Rent is £0.

The Service charge is £60 per month this includes communal cleaning and building insurance to maintain the property.

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.

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

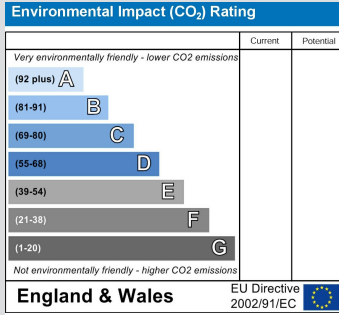
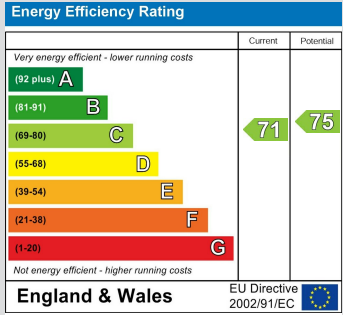
Ombudsman

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

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