









Sitting within this prestigious development within the grounds of Whitburn Hall, this beautifully presented, well modernised and well proportioned two bedroom and two reception ground floor apartment offers an excellent opportunity to those who require a "Turnkey" stair free living space in this highly regarded locality.

Available with no upward chain, the apartment offers accommodation including a reception hall with built in cupboard, lounge with picture windows overlooking manicured gardens, an open plan dining room and kitchen with a southerly aspect over gardens, two double size bedrooms with fitted wardrobes, a large bathroom and garage.

Properties of this style are so popular due to their close proximity to Whitburn Village's wonderful amenities and Sunderland's coastline with its magnificent award winning Blue Flag beaches. Sure to command a huge level of interest we are expecting a quick sale, therefore immediate internal inspection is highly recommended to avoid appointment.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

### Communal Entrance

Stair access down to basement. Designated lockable storage cupboard.

### Entrance Lobby

Large walk in closet with fitted shelving and hanging rails, UPVC double glazed door to

### Reception Hall



Radiator, electric night storage heater and telephone entry point.

### Living Room 18'9" x 12'11"



UPVC double glazed windows to rear elevations with views over the south gardens and sea beyond, electric fire with contemporary style fireplace, electric night storage heater, radiator and coved cornicing to ceiling, wall lights.

### Dining Kitchen 10'9" x 25'7"



UPVC double glazed windows to dual aspects, kitchen area comprises an extensive range of base and eye level units incorporating wood coloured working surfaces and upstands, single drainer stainless steel sink unit with pedestal mixer tap, induction hob, stainless steel splashback and overhead extractor hood, split level combination microwave and fan assisted oven, tiled splash backs, worktop lighting, space and plumbing for dishwasher and integrated automatic washing machine, peninsular style breakfast bar, kick plate heater, space for fridge freezer, UPVC double glazed window to side elevation, large built in cupboard with fitted shelving. Dining area with UPVC double glazed window overlooking south facing gardens.

### Bedroom 1 (side) 11'6" x 13'8"



Maximum depth into fitted wardrobes, UPVC double glazed window to side elevation, electric radiator and fitted drawers.

### Bedroom 2 (side) 9'10" x 14'0"



UPVC double glazed windows to side, fitted wardrobes, electric radiator and laminate flooring.

### Bathroom 10'0" x 11'1"



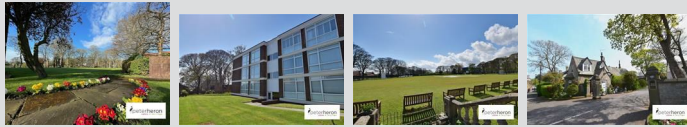
Maximum dimensions, low level WC with integrated bidet, washbasin vanity unit with cupboards under and overhead cupboards with downlighting and fitted mirror, panel bath with shower mixer tap, large walk in shower enclosure - attractive white suite with UPVC lined ceiling with halogen downlights, UPVC lined walls, wall mounted chrome heated towel rail and antico flooring. UPVC double glazed window to side elevation.

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

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# MAIN ROOMS AND DIMENSIONS

## Outside



Communal gardens to the front, side and rear, residents and visitors parking and a GARAGE in nearby block. Please be advised that the garage relating to this particular apartment is Number 13.

## Council Tax Band

The Council Tax Band is Band D.

## 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 1/5/1971 (approx date) and the Service charge if £2000 per annum (can be paid 10 monthly or quarterly).

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

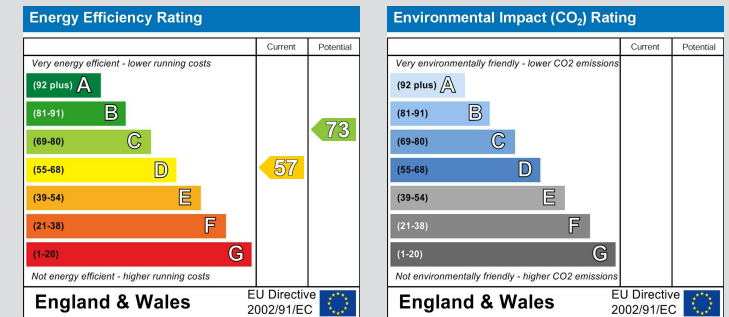
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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Approximate Floor Area  
(109.17 sq.m)

2 The Lawns

