









A spacious and well presented, three bedroom ground floor apartment overlooking communal grounds, situated within this attractive development. The private accommodation is well appointed throughout and includes a hall, lounge, modern breakfasting kitchen, three bedrooms and a bathroom/wc. Benefits include appealing communal grounds, security entrance system, double glazing and central heating. This convenient location is close to many amenities and provides excellent access to transport connections. Available with no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via security entrance door.

Private Accommodation

Hallway

Radiator and built in cupboard.

Lounge 16'7" x 12'7"



Four double glazed windows and radiator.

Breakfasting Kitchen 12'3" x 8'9"



Fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/1 bowl sink and drainer unit, integrated appliances include oven, hob and washing machine, space for fridge freezer, radiator and double glazed window.

Bathroom



Low level WC, pedestal washbasin and bath with mains shower over, radiator and double glazed window.

Bedroom 1 13'10" x 10'0"



Double glazed window and radiator.

Bedroom 2 10'0" x 10'4"



Double glazed window and radiator.

Bedroom 3 8'11" x 8'8"



Double glazed window and radiator.

Outside

Attractive communal grounds and allocated parking.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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 there are 128 years remaining on the lease and the Ground Rent is £150.68 per annum.

The service charge is £129.00 per month.

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

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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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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

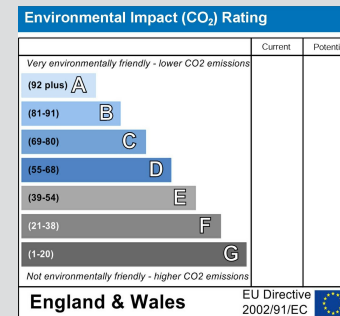
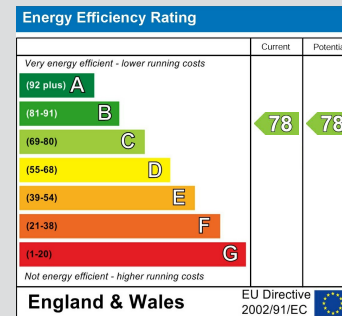
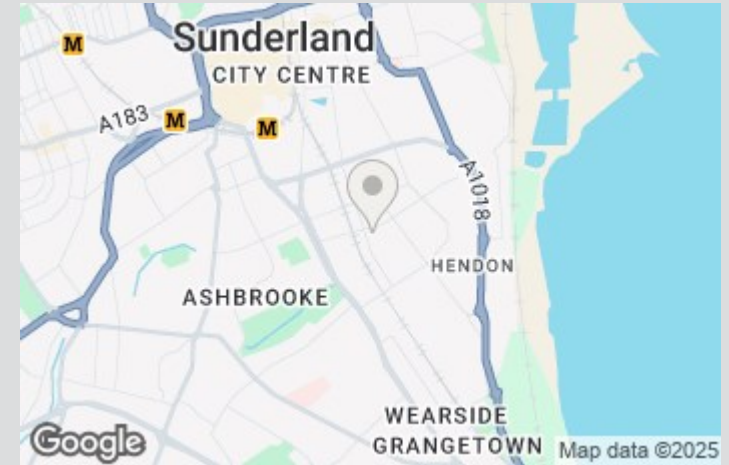
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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