









We are delighted to offer this superbly presented, larger style three bedroom ground floor apartment. The private accommodation is well appointed throughout and includes a hall, lounge, modern kitchen, three bedrooms (one could be utilised as an additional reception room if required) and a contemporary bathroom. Benefits include attractive communal grounds, security entrance system, an allocated parking space, double glazing and central heating. This convenient location is close to many amenities and provides excellent access to transport connections. An immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via security entrance door to

Communal Entrance

Access to

Apartment

Hall

Built in cloaks cupboard and central heating boiler.

Lounge 15'5" max into bay x 13'11"

Double glazed windows to side and rear providing views over the communal grounds, central heating radiator.

Kitchen 8'11" x 8'9"

Modern fitted kitchen comprising of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include washing machine, an oven and gas hob with extractor chimney over, double glazed window to rear providing views over the communal grounds, central heating radiator and central heating boiler is concealed behind matching unit.

Bedroom 1 13'10" x 10'0" max including fitted robes

Double glazed window to front, central heating radiator and fitted sliding wardrobes.

Bedroom 2 10'4" x 10'0"

Double glazed window to front, central heating radiator.

Bedroom 3 8'6" x 8'11"

Double glazed window to rear providing views over the communal grounds and central heating radiator.

Bathroom

Low level WC with concealed cistern, washbasin set onto a vanity unit and panel bath with mains shower over, tiled walls, chrome ladder central heating radiator and extractor fan, double glazed window.

Outside

Delightful communal grounds and allocated parking space.

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 there are 129 years left on the lease and the Ground Rent is £118 per annum and the Service charge is £998 per annum.

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

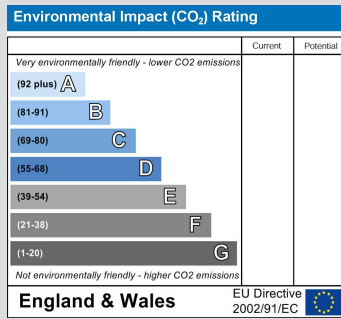
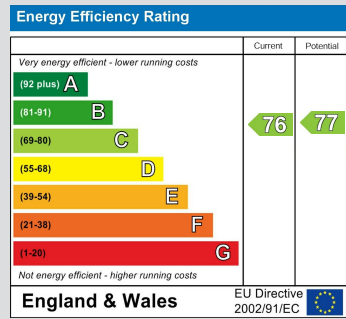
Ombudsman

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

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

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MAIN ROOMS AND DIMENSIONS



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