













A spacious two bedroom first floor apartment, featuring an allocated parking space within this beautiful, iconic building in the heart of Sunderland City Centre. Internally the private accommodation includes a hall and a generous open plan lounge / dining and kitchen area. The kitchen is fitted with a range of units, breakfast bar and a selection of integrated appliances. There is a master bedroom with a dressing area and en-suite shower room/wc, a second well-proportioned bedroom and a main bathroom/wc. Benefits include both stair and lift access, along with a security entry system. Situated within the city centre the apartment is ideally placed for a range of extensive amenities, shopping facilities, cafes and restaurants as well as transport connections. With immediate vacant possession and no upper chain involved, early viewing essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via security entrance door to communal hallway.

## Communal Hallway

Stair and lift access to the upper floors.

## First Floor Apartment

### Hallway



Access via an entrance door. Built in cupboard and an electric wall mounted heater.

### Open Plan Lounge/Dining/Kitchen 15'3" x 24'4"



This spacious open plan are incorporating living, dining and kitchen areas. Single glazed sash windows to two sides all with secondary glazing, three wall mounted electric heaters.

### Kitchen



Fitted with a range of units with work surfaces over

incorporating a breakfast bar and a sink and drainer unit, integrated appliances include and electric oven, electric hob, fridge, freezer, dishwasher and washing machine.

### Bedroom 1 13'8" x 9'0"



Single glazed sash window with secondary glazing, electric wall mounted heater and the room opens through into dressing area.

### Dressing Area



Built in wardrobe and door to en-suite.

## En-Suite



Low level WC, pedestal washbasin and step in shower cubicle with mains shower, tiled walls and floor, electric heated towel rail.

### Bedroom 2 11'3" x 9'2"



Single glazed sash window with secondary glazing, electric wall mounted heater and built in wardrobe.

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

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, tiled floor, part tiled walls, extractor fan and electric heated towel rail.

## Outside

Allocated parking space.

## 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 125 years from March 2006 and the Ground Rent is £125 per annum.

The Service charge is £2232.00 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.

## 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

## 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 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.

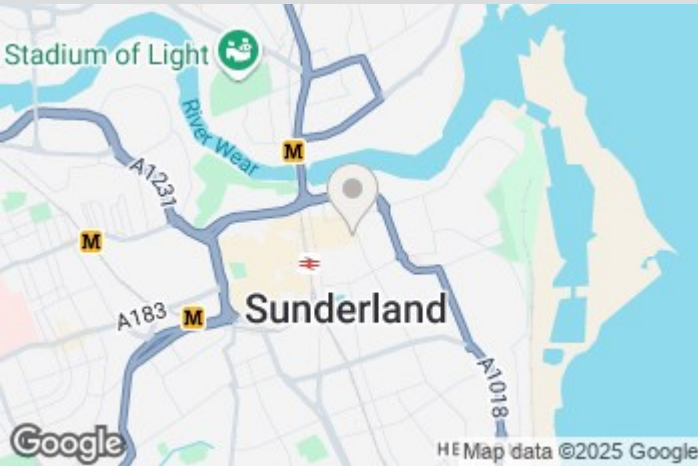
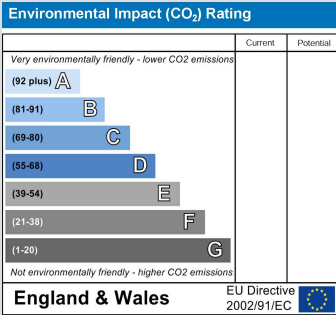
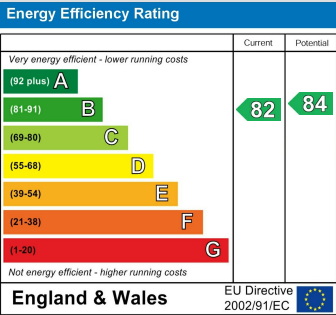
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## Opening Times

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

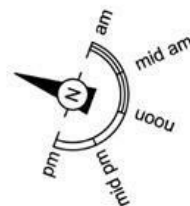
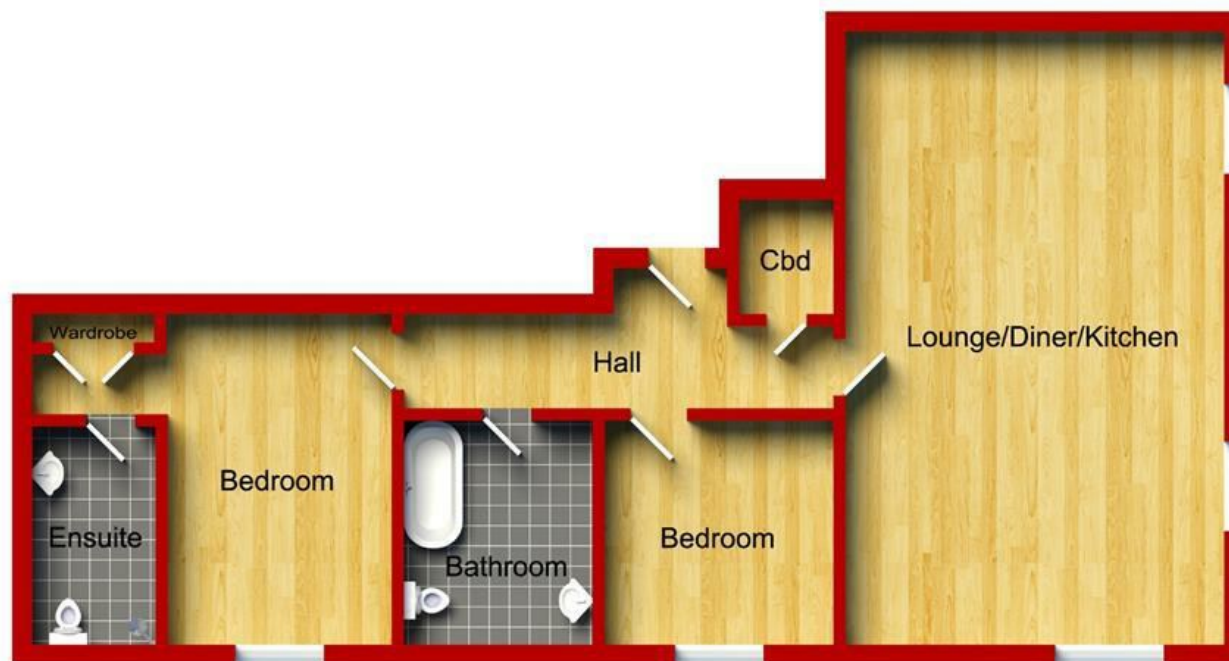
## Ombudsman

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  
(78.90 sq.m)

25 The Post Office