













A delightful two bedroom, first floor apartment within this popular development benefiting from an allocated parking space and is available with immediate vacant possession and no upper chain involved. Internally the private accommodation includes a hall and a spacious L-shaped lounge / diner that provides access to a kitchen, there are two bedrooms and a bathroom/wc. Externally there is an allocated parking space and pleasant, well-maintained communal gardens. Situated within this convenient location, the property is ideally placed for access to local amenities, the City Centre and transport connections. Early viewing is essential!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via security entrance door

## Communal Hallway

Staircase to the upper floors.

## Private accommodation



Hall with two built in storage cupboards, a radiator and doors leading off to the lounge diner, bathroom and two bedrooms.

## Lounge Diner 13'2" x 12'11" + 8'5" x 6'4"



L shaped room, this spacious room has two double glazed windows, two radiators and opens through into the kitchen.

## Kitchen 8'1" x 7'4"



Fitted wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include an oven and hob and spaces have provided for the inclusion of a fridge freezer and a washing machine, there is also a wall mounted boiler.

## Bathroom



Low level WC, pedestal wash hand basin and panel bath with mains fed shower over, radiator, tiled walls around the bath and tiled floor.

## Bedroom 1 11'5" x 9'8"



Double glazed window and a radiator.

## Bedroom 2 9'8" x 6'9"



Double glazed window and a radiator.

## Outside

Allocated parking and the use of delightful, well maintained communal grounds.

## 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 the Lease Term is 150 years from 1/3/2001 and the Ground Rent is £86.04 per annum.

The service charge is £1101.46 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

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# MAIN ROOMS AND DIMENSIONS

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

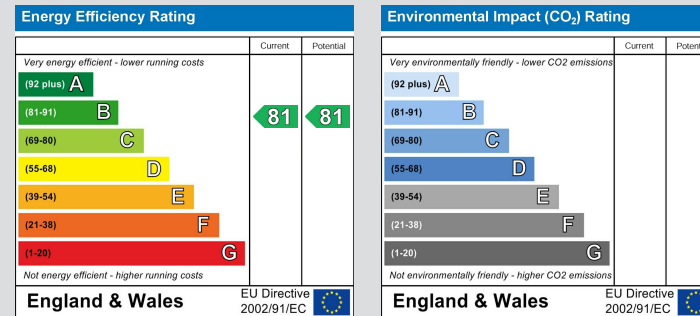
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm

## Ombudsman

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



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