









A superb two-bedroom top-floor apartment, ideally positioned close to Doxford International Business Park with excellent access to the A19.

Stylishly presented throughout, the apartment features a spacious living room, fitted kitchen, two generous bedrooms and bathroom, plus an impressive five storage cupboards.

Further benefits include gas central heating, communal gardens, residents' parking and garage in a nearby block.

A fantastic, ready-to-move-into home in a highly convenient location. Early viewing is strongly recommended!

MAIN ROOMS AND DIMENSIONS

Top Floor Apartment

Access via entrance door.

Entrance Lobby

Inner door to hallway.

Hall



Five storage cupboards and radiator.

Lounge 10'7" x 16'7"



Double glazed window, radiator and feature fireplace.

Kitchen 7'10" x 14'4"



Range of wall and base units with countertops over

incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for a fridge freezer and washing machine. Double glazed window and radiator.

Bedroom 1 8'11" x 13'8"



Double glazed window and double radiator.

Bedroom 2 7'10" x 7'8"



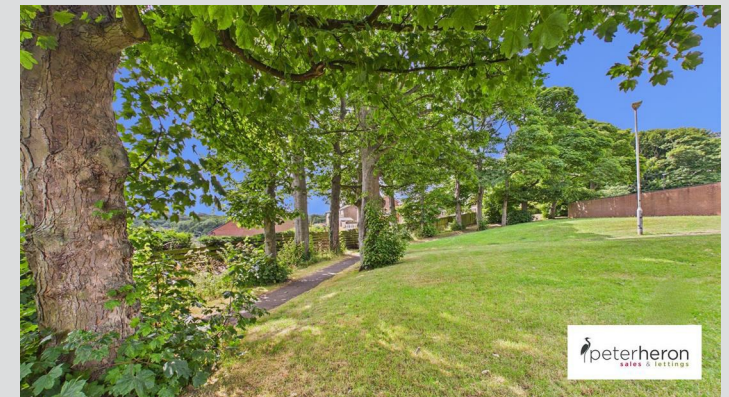
Double glazed window and radiator.

Bathroom



Bath with shower over, low level wc and wash basin. Radiator and double glazed window.

Outside



Communal gardens and parking. Garage in a nearby block.

Council Tax Band

The Council Tax Band is Band A.

MAIN ROOMS AND DIMENSIONS

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 88 years remaining on the Lease.

The service charge is £400 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 - Particulars

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.

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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 £300.00 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.

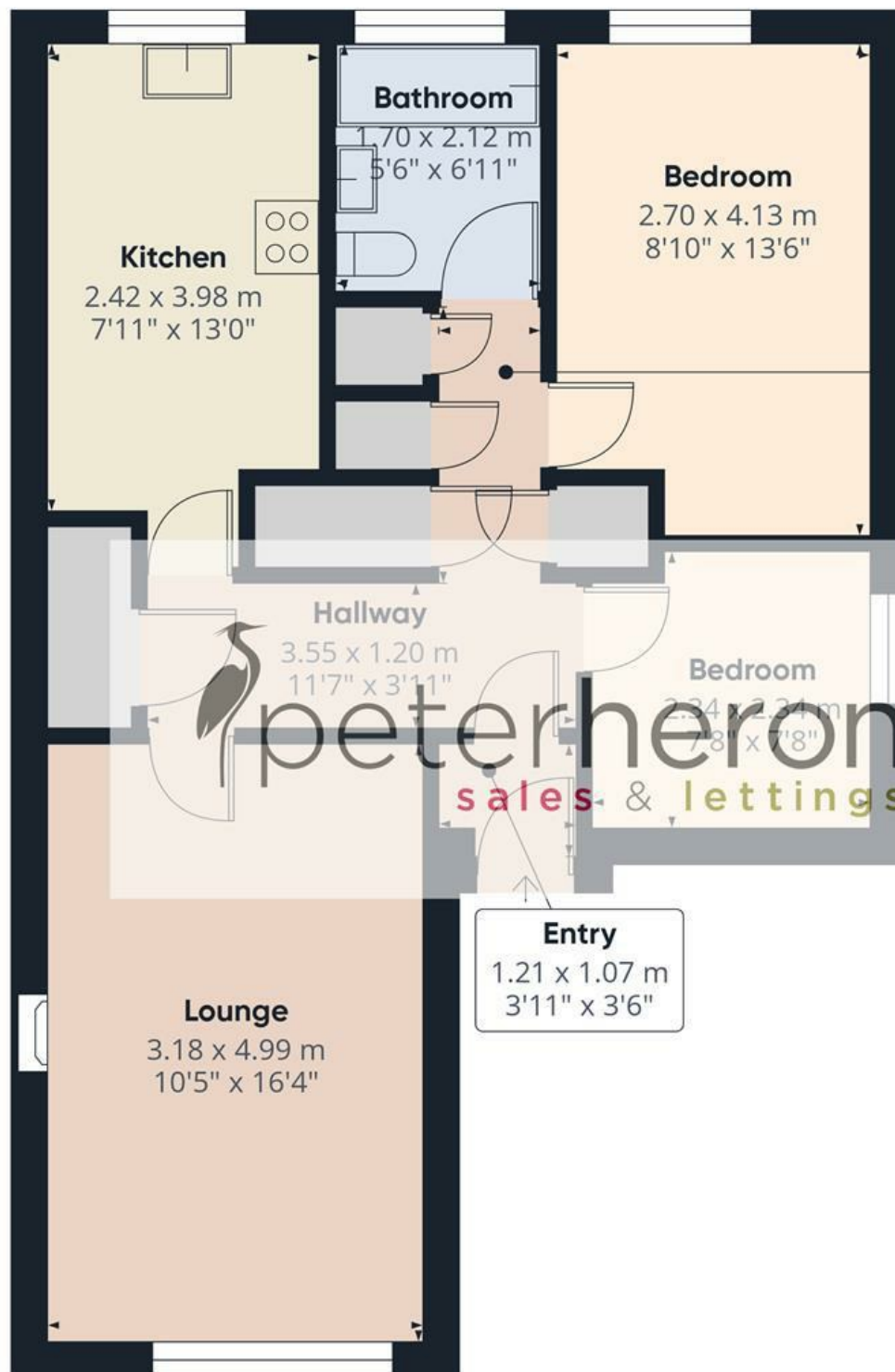


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Visit www.peterheron.co.uk or call 01915103323

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



Approximate total area⁽¹⁾

57.3 m²

615 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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