









Peter Heron are pleased to present the opportunity to acquire a modern top floor apartment on a 75% part ownership, within this sought-after development which is exclusively available to individuals aged 55 years and over.

Springtide Cove is a prestigious "Extra Care" development by Housing 21, providing a supportive environment that enables residents to maintain their independence, whilst benefiting from the presence of professional on-site services.

The building itself boasts a contemporary design, complimented by beautifully landscaped communal gardens. Additional amenities include a restaurant, a secure storage facility for mobility buggies, a guest suite, a well-being suite, and a laundry room equipped with Miele appliances.

The apartment itself features an open plan living and kitchen area, which benefits from an abundance of natural sunlight. Furthermore, there are two generously proportioned bedrooms and a spacious wet room, which conveniently allows access from the main bedroom.

Internal viewing of the property is essential to fully appreciate the exceptional accommodation it has to offer, as well as the extensive range of on-site facilities.

MAIN ROOMS AND DIMENSIONS

All on Top Floor

Reception Hall



With large walk in cupboard with fitted shelving, telephone intercom entry point, emergency pull cord.

Living Room 13'8" x 12'0"



UPVC double glazed windows to the south and east taking in distant views of Monkwearmouth bridge, open plan to kitchen.

Kitchen 12'0" x 8'7"



A good selection of base and eye level units with stone

coloured working surfaces and upstands incorporating a single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, electric halogen hob with brushed steel splashback, eye level electric fan assisted oven, plumbing for automatic washing machine, space for fridge freezer, worktop lights, Bamboo effect vinyl flooring, UPVC double glazed window to east elevation taking in distant sea views.

Bedroom 1 13'2" x 11'3"



UPVC double glazed window to east elevation, interconnecting door to wet room.

Wet Room



Low level WC, wall mounted wash basin, walk in shower

enclosure - white suite with tiled splashbacks, fitted mirror, ceiling mounted extractor fan, emergency pull cord and anti slip flooring, interconnecting door to reception hall.

Bedroom 2 7'2" x 9'4"



UPVC double glazed window to south elevation.

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 125 years from 1.1.2014.

The ground rent is included in the service & support charge £4580 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.

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

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.

Sea Road Viewings

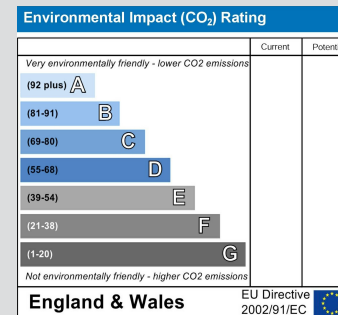
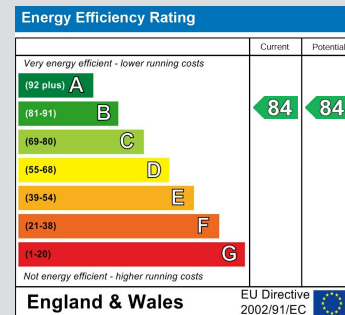
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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