

A spacious and impressive two double bedroom top floor apartment with its own private entrance within this leafy part of Ashbrooke. Internally this well-appointed apartment is accessed via a generous reception hall with staircase leading up to the main accommodation. There is a superb open plan lounge and kitchen, two excellent double bedrooms and a bathroom/wc, incorporating a shower cubicle. This location is ideally placed for local amenities, transport connections and offers easy access in Sunderland City Centre. Benefits include double glazed windows and gas central heating to radiators. With no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via its own private entrance door into a

Reception Hall



Staircase leading up to the main accommodation and there is a radiator.

Top Floor Landing Area



Doors leading off to the open plan lounge and kitchen to the two bedrooms and bathroom.

Open Plan Lounge/Kitchen 27'2" x 9'2"



A superb open planned living kitchen space with double glazed windows to the side and rear and two radiators, The kitchen is fitted with wall and base units with work surfaces over incorporating the breakfast bar and a sink and drainer unit, integrating appliances include an oven and hob, space is provided for the inclusion of a fridge and a washing machine, the central heating boiler is located in a built in cupboard.

Bedroom 1 8'9" x 15'6"



Double glazed window to the rear and a radiator.

Bedroom 2 11'4" x 9'6"



Double glazed window to the side, radiator and built in wardrobe.

Bathroom



Low level WC with concealed cistern, wash hand basin set into vanity unit, panel bath and step in shower cubicle with mains fed shower, tiled walls and floor with a radiator.

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 31/12/1986 and the Ground Rent is £10 per annum.

The service charge is £203.59 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

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MAIN ROOMS AND DIMENSIONS

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

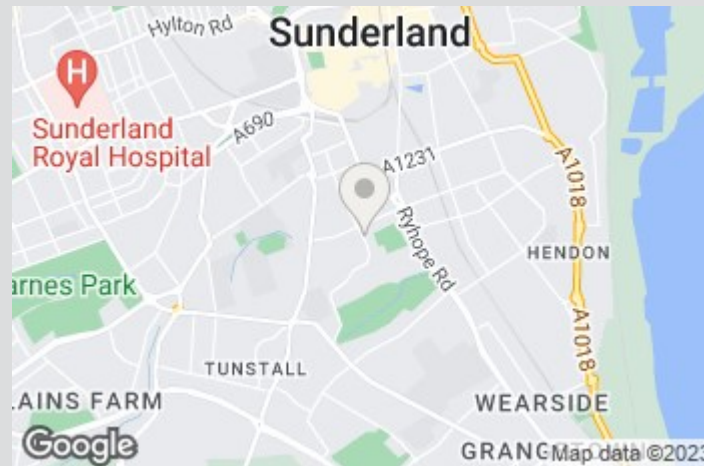
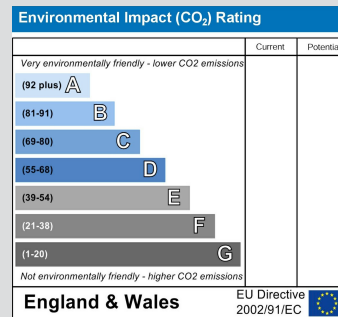
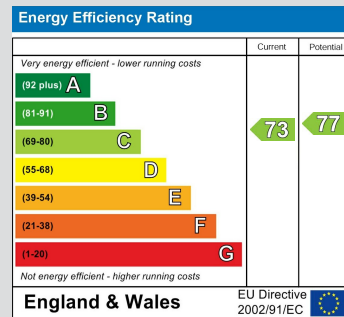
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

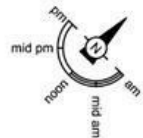


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Ground Floor
Approximate Floor Area
(7.96 sq.m)



First Floor
Approximate Floor Area
(69.53 sq.m)

6 Ash Hill Court