









A stylish and immaculately presented first floor apartment situated within this attractive gated development, situated on the periphery of the City Centre. The private accommodation includes a hall, lounge that opens through to an impressive contemporary kitchen, master bedroom with en-suite shower room/wc, a second bedroom and a bathroom/wc. Benefits of the property include communal gardens, security access gates and an allocated parking space. This location provides easy access into the City Centre with shops, café's, bars and restaurants as well as offering both excellent public transport connections and road links. We highly advise viewing to fully appreciate the quality of accommodation this fabulous apartment has to offer.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via communal door and stairs to upper floors.

First Floor Apartment

Access via Composite door.

Entrance Hall

Storage cupboard and electric heater.

Lounge 14'9" x 11'4"



Double glazed bay window and double glazed window, electric heater, open plan into kitchen.

Breakfasting Kitchen 10'8" x 8'2"



Modern kitchen featuring a range of wall and base units with wood effect countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap, integrated appliances include oven, electric hob and cooker hood, fridge freezer, shelving and wine rack. Space provided for washing machine. Breakfast bar, double glazed window and Porcelain tiling.

Bedroom 1 14'5" x 12'5"



Two double glazed windows and electric fire. Door to en-suite.

En-Suite Shower Room



Low level WC, washbasin and walk in shower cubicle with overhead shower, tiled walls.

Bedroom 2 11'4" x 6'4"



Double glazed window.

Bathroom



Low level WC and washbasin vanity unit, free standing bath, chrome heated towel rail.

Outside



Communal gardens and parking facilities.

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

MAIN ROOMS AND DIMENSIONS

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 1/1/2004 and the Ground Rent is £100 per annum.

The service charge is £173.90 per month.

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.

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

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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

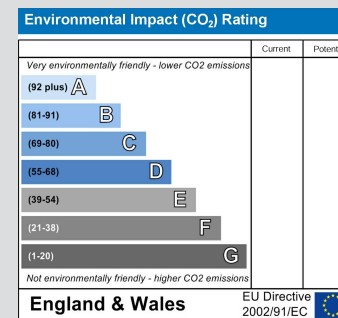
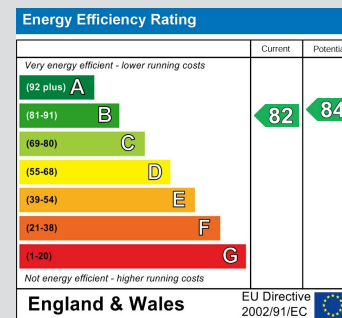
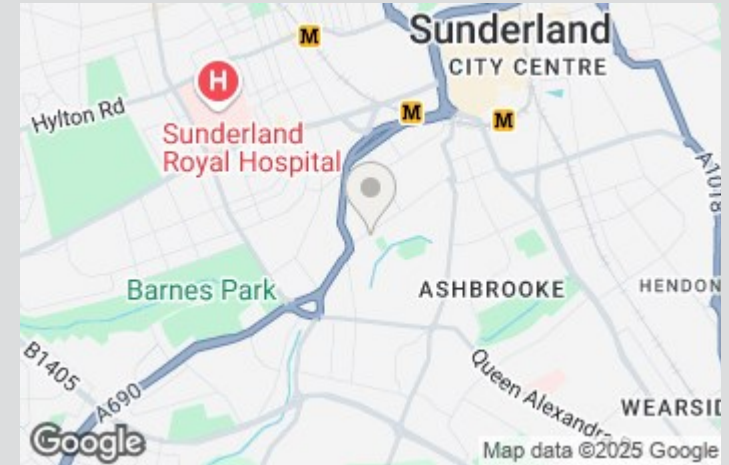
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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