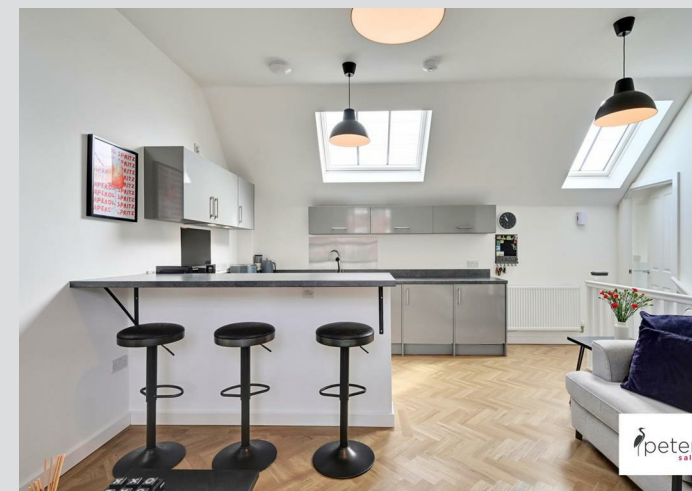










A beautifully appointed two-bedroom apartment that epitomises modern living. This delightful residence is situated in a desirable courtyard development within the charming village of East Boldon, set within Sandpiper View, which occupies an enviable position surrounded by the serene Boldon Flats Nature Reserve, renowned for its Greenbelt status.

Upon entering, one is greeted by a welcoming ground floor reception hall that leads to an integrated garage. Ascending the stairs, the first floor reveals a spacious open plan living area that seamlessly combines the kitchen and living room, creating an inviting space perfect for both relaxation and entertaining. The apartment boasts a contemporary design, offering a "Turnkey" living experience that is both easy to maintain and economical to run.

In addition to the open plan living room and kitchen, the accommodation includes a well-proportioned principal bedroom, a second bedroom, and a beautifully designed bathroom, all accessed via an inner hallway. The property benefits from gas central heating and UPVC double glazing, ensuring comfort throughout the seasons.

Externally, the apartment features a lovely open plan garden at the front, complemented by a driveway. At the rear, there is a an enclosed courtyard with decked seating area that offers a delightful view of the surrounding Greenbelt.

East Boldon is well-equipped with a superb array of amenities, including locally run beauty salons, wine bars, and boutique shops. The nearby East Boldon Metro Station provides excellent transport links to Sunderland City Centre and Newcastle Upon Tyne, making this property an ideal choice for those seeking a blend of tranquillity and convenience. This modern apartment is truly a gem, perfect for anyone looking to embrace a stylish and comfortable lifestyle in a sought-after location.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Composite door to garage, double glazed window, radiator and stairs to first floor.

First Floor Landing

Open Plan Lounge and Kitchen 16'10" x 16'11"



Double glazed window to front and double radiator.

Kitchen Area



Range of modern wall and base units with countertops over incorporating an oven, electric hob and cooker hood, fridge, freezer and dishwasher. Breakfast bar, radiator and two Velux windows.

Inner Hall



Radiator, skylight and storage cupboard.

Bedroom 1 13'6" x 10'0"



Double glazed window to front and radiator.

Bedroom 2 13'6" x 8'9"



Double glazed window to front, radiator and storage cupboard.

Bathroom



Low level WC, washbasin and bath with shower over, heated towel rail, Bluetooth LED mirror cabinets and Skylight.

Outside



Drive to front providing off street parking for one car leading to integral garage with up and over door. Low maintenance rear garden with decked and gravelled areas.

Garage 16'11" x 13'6" maximum

Space for washing machine and tumble dryer, understair storage cupboard and Composite door to rear.

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 24/1/2020 and there is a Service Charge of £661.67 per annum, which includes building insurance.

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MAIN ROOMS AND DIMENSIONS

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:-
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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.

Sea Road Viewings

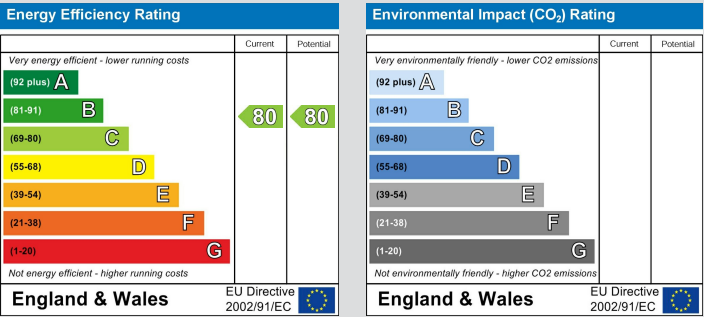
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

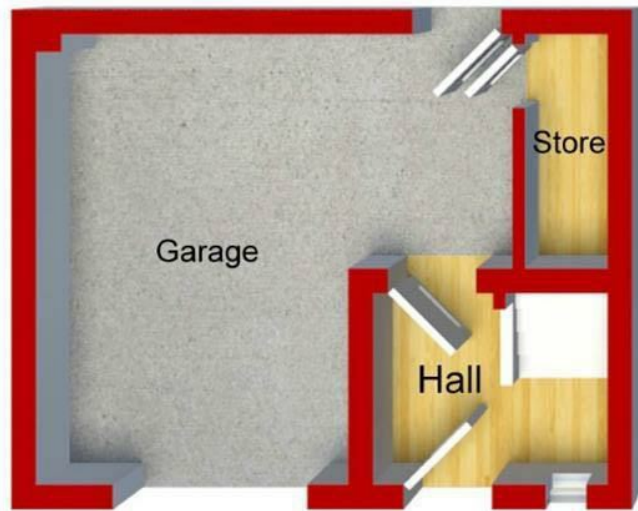
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

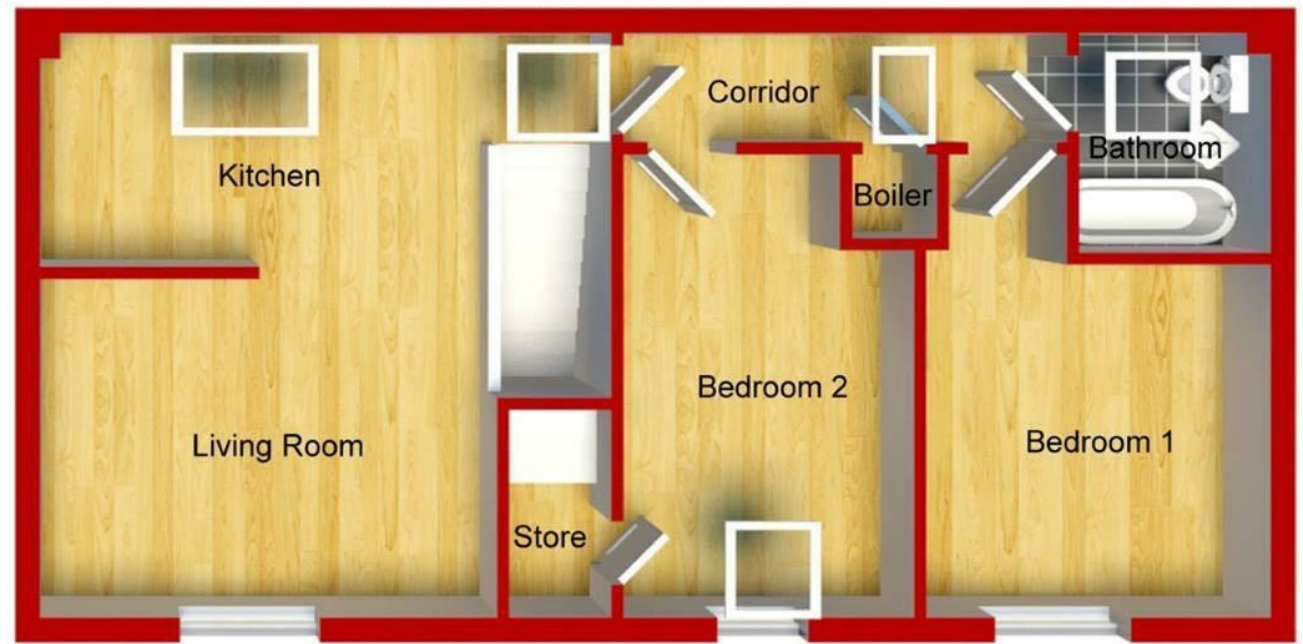
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Ground Floor



First Floor

7 Sandpiper View