









Investment Opportunity! This attractive and well-presented ground floor flat, benefits from an extended lease and is currently tenanted (we have been advised by the current owner that it is being let at £423 Per Calendar Month). Internally the private accommodation includes a hall, lounge, kitchen, double bedroom and a modern bathroom. The property features double glazed windows, electric wall mounted heaters and a single garage located in a nearby block. This location is ideally placed for local amenities as well as providing excellent links to surrounding areas and major road connections.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via a communal entrance door to

Communal Hallway

Private Accommodation

Tiled floor, electric wall mounted heater.

Lounge 16'5" x 10'2"



Double glazed window and electric wall mounted heater.

Kitchen 7'9" x 7'1"



Wall and base units with work surfaces over incorporating sink and drainer unit, integrated electric oven and hob, space for fridge freezer and washing machine, double glazed window.

Bedroom 10'8" x 9'10"



Double glazed window, electric wall mounted heater and built in wardrobes.

Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, tiled walls and floor.

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MAIN ROOMS AND DIMENSIONS

Outside

Single GARAGE located in nearby block.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor that the Lease Term was extended by 125 years in 2022 (in total approx. 185 years remaining), no Ground Rent to pay, Service Charge £740 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 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

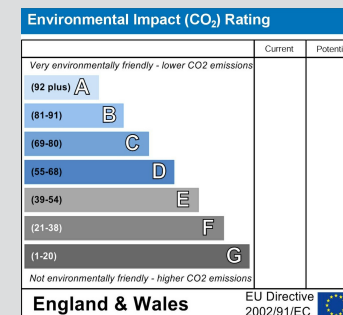
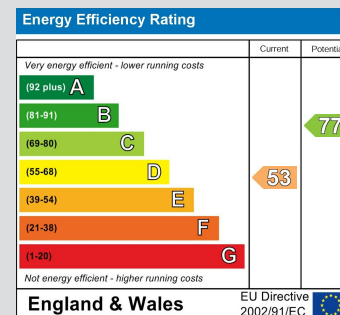
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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