















A popular style two bedroom top floor apartment taking in views towards Monkwearmouth bridge and the coast, this lovely home offers a comfortable internal living space ideal for first time buyers and those wishing to downsize.

The internal accommodation comprises an entrance hall, living room, kitchen, two double sized bedrooms and a bathroom.

Benefiting from electric heating and UPVC double glazing, the property externally shares communal gardens whilst allocated parking is present to the forecourt situated at the entrance of the development. Perfectly placed for Sunderland City Centre and an extensive range of urban amenities, this delightful home is available with no upward chain and will impress all who view!

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via communal entrance door with stairs leading to all floors.

## Second Floor Apartment

Access via entrance door to hall.

## Entrance Hall

Two storage cupboards and electric heater

## Lounge 15'11" x 11'0"



Double glazed window to front and electric fire.

## Kitchen 12'4" x 6'11"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood. Space for fridge freezer and washing machine. Two seater breakfast bar and double glazed window to rear.

## Bedroom 1 11'10" x 11'1"



Double glazed window to side and electric heater.

## Bedroom 2 12'9" x 10'0"



Double glazed window to front, built in storage cupboard and electric heater.

## Bathroom



Low level WC, washbasin and bath with shower over, double glazed window.

## Outside

Communal gardens and allocated parking.

## 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 there are 88 years remaining on the lease.

The service charge is £1229.00 per annum which includes the ground rent.

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](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## 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 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.

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

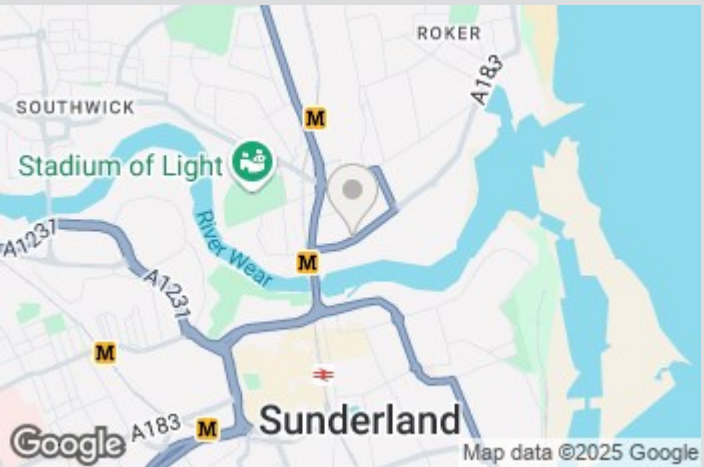
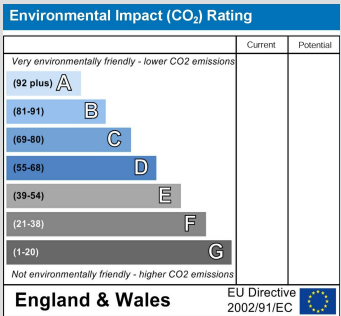
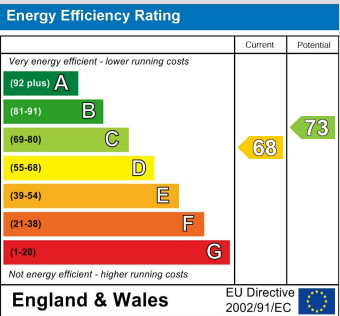
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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