

This stunning two bedroom top floor apartment, is situated within the highly sought Corby Gate development in Ashbrooke. Internally the private accommodation is immaculately presented, to an exceptional standard, briefly comprising of a hall, a lounge that opens through to a dining room and there is an impressive kitchen is fitted with an excellent range of units. There are two well-proportioned bedrooms and a contemporary shower room/wc. Externally there are delightful, well maintained communal gardens and this apartment benefits from a garage located in a block opposite the apartment. Located within the leafy Ashbrooke conservation area, the property is ideally placed for local amenities as well as providing excellent links to surrounding areas and major road connections. Early viewing is essential to appreciate this exceptional apartment.



# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via communal door and staircase to all floors.

## Top Floor Apartment

Access via entrance door.

## Entrance Hall



2x storage cupboards and radiator.

## Lounge 15'8" x 11'7"



2x double glazed windows to front with views over the communal gardens, and radiator. Open plan into dining room.

## Dining Room 11'6" x 9'2"



Double glazed window to front with views over the communal gardens, and radiator.

## Kitchen 10'2" x 9'0"



Range of modern wall and base units with countertops over incorporating single bowl sink and drainer with mixer tap. Integrated dishwasher, oven, cooker hood and 5 burner Lamona gas hob. Space for an American style fridge freezer and washing machine. 2x Double glazed windows.

## Bedroom 1 12'1" x 11'8"



Double glazed window, radiator and built in wardrobes and storage.

## Bedroom 2 12'4" x 9'6"



Double glazed window, radiator and built in mirrored sliding door wardrobes.

## Shower Room



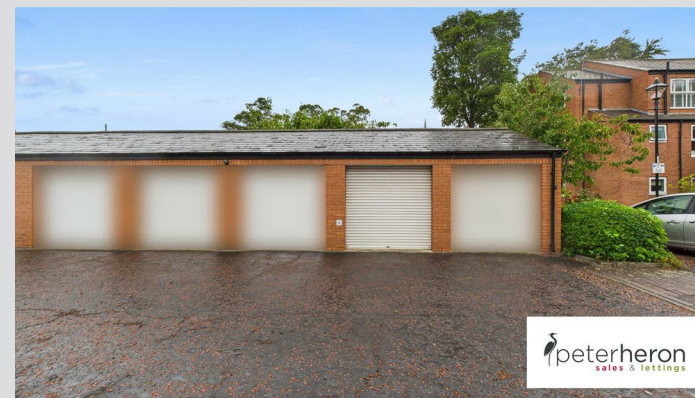
Low level WC and washbasin vanity unit, walk in waterfall shower cubicle, double glazed window and chrome heated towel rail.

## Outside



Attractive generous communal gardens. Allocated resident only parking and a garage.

## Garage 17'5" x 8'6"



Providing storage space.

## Council Tax Band

The Council Tax Band is Band C.

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

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# MAIN ROOMS AND DIMENSIONS

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/1/1977 and the Ground Rent is £0.

The service charge is £515.00, payable twice a year, this includes £30 for a contribution to the Electricity supply to each garage.

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.

## Fawcett Street Viewings

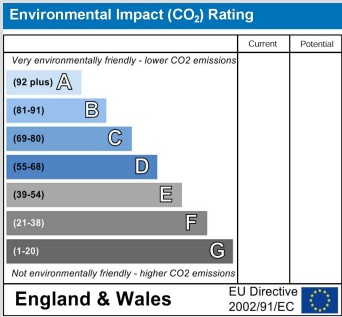
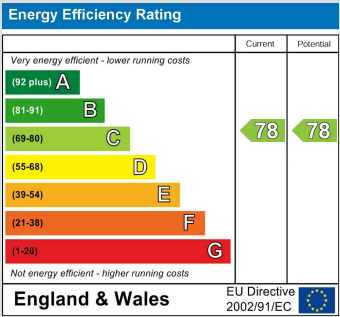
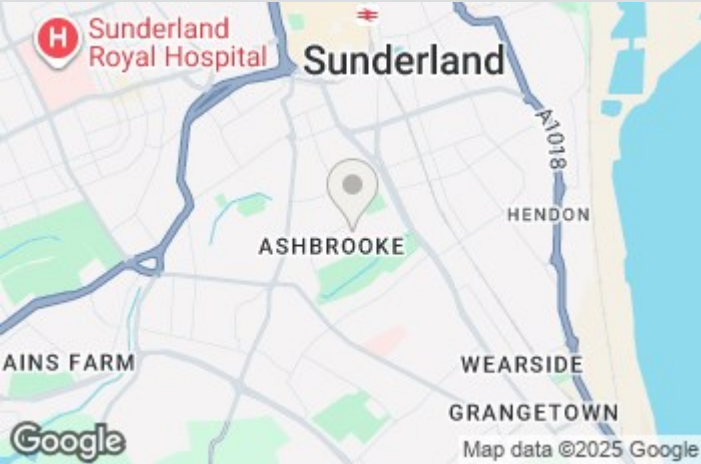
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

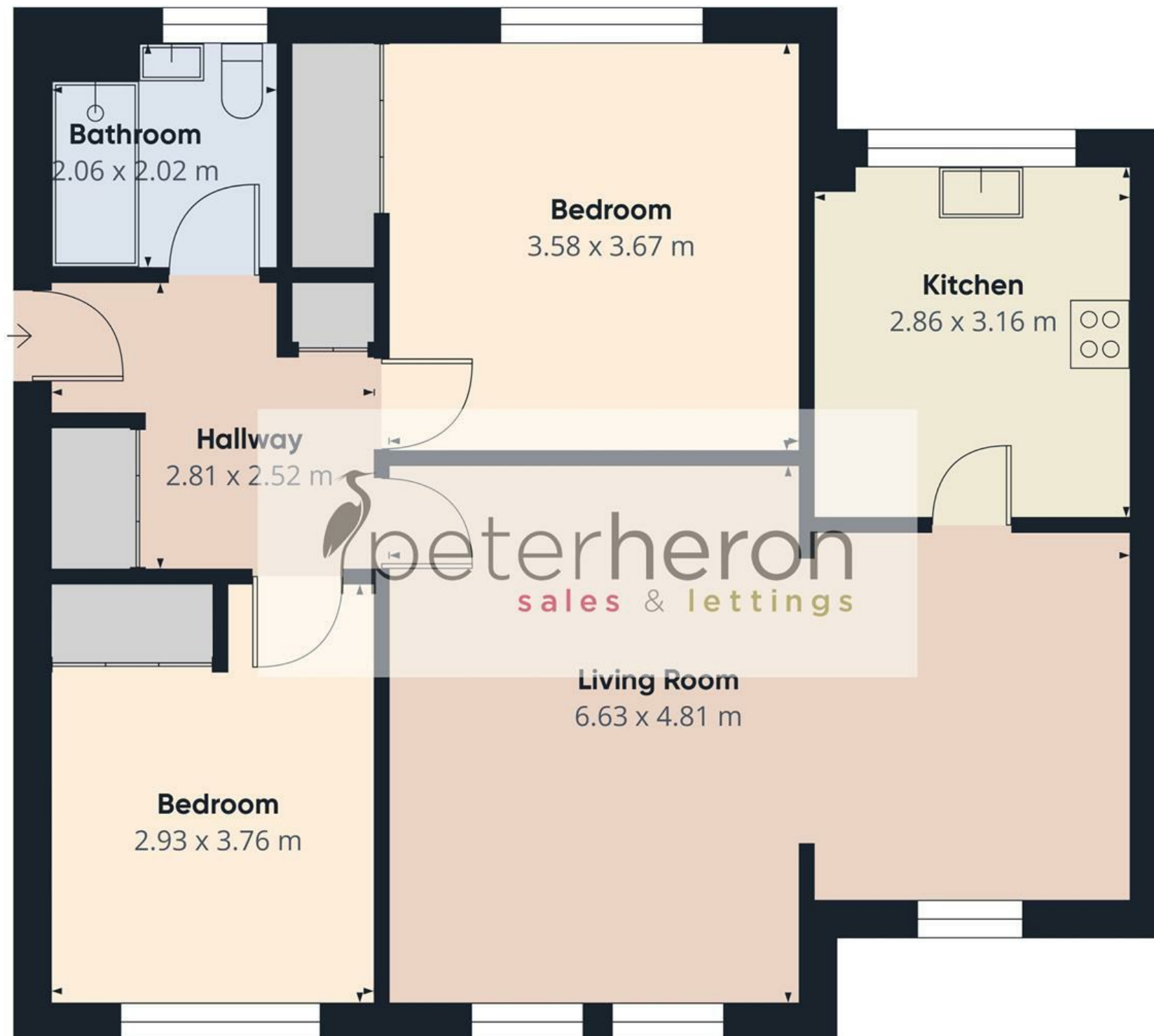
## Ombudsman

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



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**Approximate total area<sup>(1)</sup>**  
73.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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