















A stunning two bedroom first floor apartment, providing spacious and immaculate accommodation within Kensington House on this highly regarded road, The Cedars in Ashbrooke. Internally the private accommodation is stylishly presented and includes a hall with wood flooring and a generous open lounge and kitchen, fitted with an excellent range of units, granite worksurfaces and integrated appliances. There is a modern bathroom/wc, master bedroom with a fabulous, upgraded en-suite shower room/wc and a second double bedroom. Benefits of the property include, double glazed windows, central heating to radiators, private resident's car park, security entry phone system and both stair and lift access to the upper floors. This location is ideal for local amenities, Backhouse Park and provides convenient access to Sunderland City Centre and transport connections. Viewing highly recommended to appreciate this impressive apartment.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via security entrance door into

## Communal Hall

Stair and lift access to upper floors.

## First Floor - Private Accommodation

Access via entrance door to

## Hallway



Wood flooring, period style central heating radiator and built in cupboard.

## Open Plan Lounge & Kitchen 16'7" x 20'10" max into bay



This spacious open plan room incorporates both living and kitchen area, double glazed bay with floor to ceiling glass, a further double glazed window, wood flooring and two period style central heating radiators.

## Kitchen Area



Fitted with modern wall and base units with granite work surfaces incorporating a sink unit, integrated appliances include an oven, gas hob, fridge, freezer, slimline dishwasher and washing machine.

## Bedroom 1 16'7" x 9'10"



This spacious bedroom has a tall double glazed window, central heating radiator.

## En-Suite



Low level WC with concealed cistern, washbasin set onto vanity unit and step in shower cubicle with mains shower over, double glazed window, tiled walls and floor, chrome ladder style central heating radiator.

## Bedroom 2 10'8" x 10'7" into bay



Tall double glazed window, central heating radiator and built in cupboard providing storage space and houses the central heating boiler.

## Bathroom



Fitted with a low level WC with concealed cistern, washbasin and a bath, tiled walls and floor, ladder style central heating radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Residents parking facilities.

### 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 1/1/2007.

The Service charge is £2500.00, payable over 10 months 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.

### 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

## Important Notice

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.

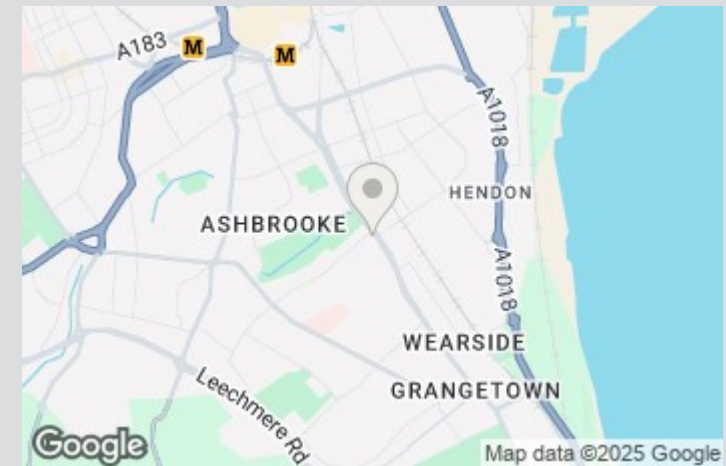
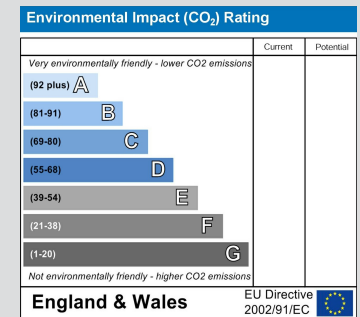
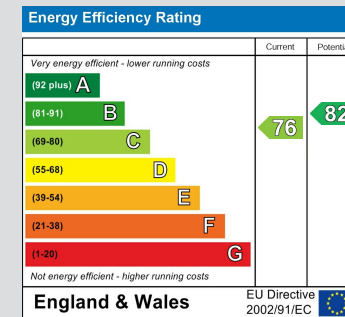
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

### 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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