









Without doubt the finest example of its kind on the open market today, this outstanding first floor apartment, formerly three beds but currently two, providing a spacious living room with media wall which is complimented by two lovely bedrooms, a kitchen and bathroom all finished to the highest of standards. Perfect for those professional couples who require a Turnkey living space, the property occupies a very convenient position next to superb amenities including Asda supermarket and Boldon Leisure park, and the A19 making it perfect for commuting across the wider Northeast conurbation. Immediate internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Lobby



Stairs to first floor flat.

First Floor Landing



Entrance Hall

Access point to loft.

Lounge 13'6" x 18'2"



2x double glazed windows to rear, storage cupboard, radiator and electric fire. Door to kitchen.

Kitchen 8'5" x 7'2"



Base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven and gas hobs Space for a washing machine and low level fridge freezer. Double glazed windows rear to rear and door leading to ground floor rear lobby.

Bedroom 1 13'11" x 11'11"



Double glazed window to front and radiator.

Bedroom 2 10'0" x 7'10"



Double glazed window to front and radiator.

Stairs down to Rear Lobby

Door to bathroom and UPVC door to rear.

Bathroom



Low level WC, washbasin set into vanity unit, and bath with dual head waterfall shower over, heated towel rail and double glazed window.

Outside



Low maintenance rear courtyard with a bin shed and electric roller shutter providing off street 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 the Lease Term is 999 years from 8/1/1996 and the Ground Rent is £0.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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:-
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

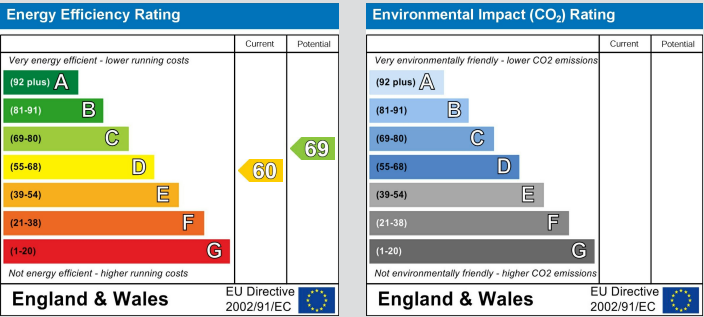
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

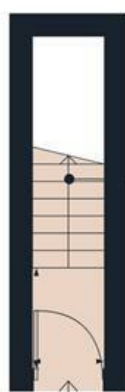
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

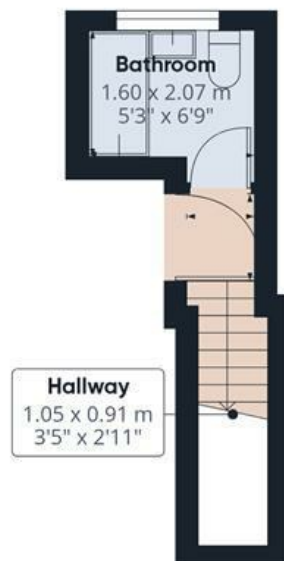


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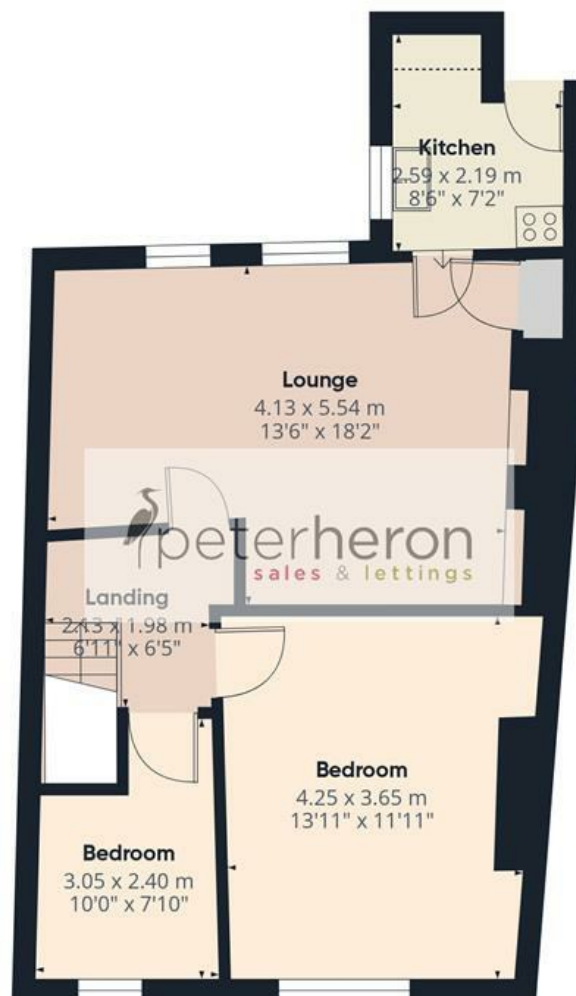
Hallway
1.33 x 0.98 m
4'4" x 3'2"

Ground Floor



Hallway
1.05 x 0.91 m
3'5" x 2'11"

Bathroom
1.60 x 2.07 m
5'3" x 6'9"



Lounge
4.13 x 5.54 m
13'6" x 18'2"

Kitchen
2.59 x 2.19 m
8'6" x 7'2"

Landing
2.43 x 1.98 m
6'11" x 6'5"

Bedroom
4.25 x 3.65 m
13'11" x 11'11"

Bedroom
3.05 x 2.40 m
10'0" x 7'10"

First Floor

Approximate total area⁽¹⁾

62.1 m²

670 ft²

Reduced headroom

0.5 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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