















Located within this desirable courtyard development, set within the sought after village of East Boldon, this beautifully presented two bedroom apartment situated amongst Boldon Flats Nature Reserve which is well know for its Greenbelt status, this wonderful modern home with a fresh contemporary feel and open plan living room with dining room and kitchen offers delightful "Turnkey" living space perfect for those searching for an exclusive home that is easy to maintain and economic to run.

The accommodation comprises of a ground floor reception hall with interconnecting door to integrated garage and stairs lead up to a first floor landing which serves the living room with open plan kitchen and dining room whilst a inner hallway serves the master bedroom, second bedroom and a beautiful bathroom. Benefitted from gas central heating and UPVC double glazing, the property externally has a lovely open plan garden to the front with a drive providing off street parking and an enclosed courtyard to the rear with a raised decked seating area and a delightful aspect overlooking Greenbelts.

With a superb collection of amenities ranging from locally run beauty salons, wine bars, boutique shops and East Boldon Metro Station, this delightful home also offers great transport links into Sunderland City Centre and through to Newcastle Upon Tyne. Something quite special, this unique apartment will indeed impress all who view and immediate internal inspection is highly recommended as considerable interest is anticipated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door with UPVC double glazed side window providing access to

## Reception Hall



With radiator and radiator cover, wood effect laminate flooring, alarm control panel, interconnecting door to garage, stairs to first floor landing with large Velux and radiator, open plan to the living space which comprises of lounge, dining room and kitchen.

## First Floor Landing

### Living Room 9'7" x 13'3"



UPVC double glazed window to front elevation, single radiator, wood effect laminate flooring, brick effect wall ties

and Media preparation for flat screen TV and wiring for a 5.1 Dolby sound system, double radiator, wood effect laminate flooring, open plan to kitchen/diner.

### Kitchen Diner 13'5" x 7'4"



Selection of base and eye level units with wood effect working surfaces and upstands incorporating a single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, electric induction hob with overhead extraction filter, built under fan assisted electric oven, space and plumbing for washing machine, under bench fridge and freezer, Velux windows to vaulted ceiling, brick effect tiled wall and wood effect laminate flooring.

## Inner Hall



With radiator and radiator cupboard, Velux window, built in cupboard housing a wall mounted gas combination boiler serving hot water and radiators, with additional storage space.

### Bedroom 1 (front) 13'6" x 10'1"



UPVC double glazed window to front elevation, single radiator, wood effect laminate flooring, brick effect tiled walls, wall preparation for flat screen TV and Sonos speaker system.

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

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



# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 13'7" x 8'7" max width into fitted robes



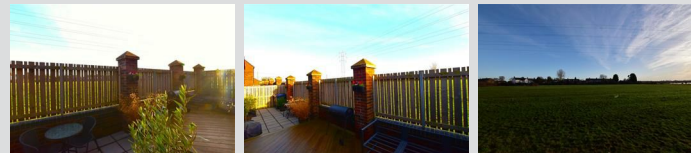
UPVC double glazed windows and an additional Velux window to front elevation, wood effect laminate flooring, radiator and radiator cover, built in storage cupboard with hanging rails and fitted shelving providing ample storage.

## Bathroom



Low level WC, pedestal washbasin, panel bath with overhead shower and glass screen - attractive white suite with part tiled walls, hexagon shaped tiled flooring, Velux window, ladder design heated towel rail, LED concealed downlights, ceiling mounted extractor unit.

## Outside



Drive to front providing off street parking for one car leading to integral garage with up and over door. Large enclosed rear courtyard with raised timber decked seating area, block paving and delightful aspect overlooking Boldon flats.

## Garage 13'7" x 17'0" maximum width



Metallic Epoxy Resin flooring, workbench, wall preparation for flat screen TV and speaker system, LED strip lighting, large built in cupboard with fitted shelving, double glazed Composite door provided access out to large enclosed courtyard.

## 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 24/1/2020 and there is a Service Charge of £661.67 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

# MAIN ROOMS AND DIMENSIONS

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

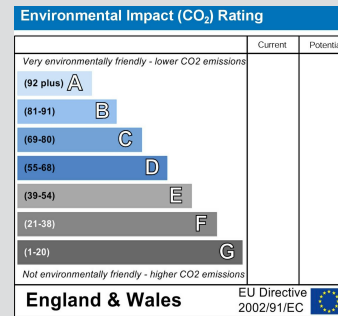
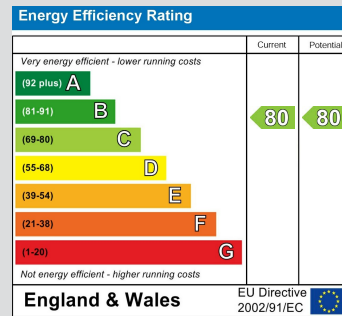
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

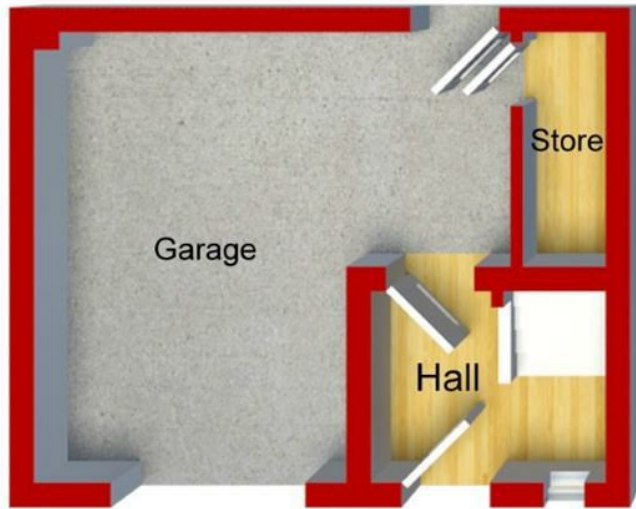
## Ombudsman

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



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

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



Ground Floor



First Floor

## 8 Sandpiper View