









A beautifully presented two bedroom, first floor apartment with the added bonus of a balcony taking in views towards Monkwearmouth bridge, together with distant sea views from the living room and first bedroom, 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 lobby with a door to the balcony, a living room with sea views, a kitchen, an inner hallway with a built in cupboard, 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 wonderful property should be sure to impress all who view!

# MAIN ROOMS AND DIMENSIONS

## All Accommodation First Floor

Access via a part glazed door to

### Reception Hall

With access to the first floor balcony.

### Living Room 11'0" x 16'9"



Large UPVC double glazed oriel bay window to the rear elevation taking in distant sea views and there is a wall mounted electric heater.

### Breakfasting Kitchen 8'9" x 11'1"



Contemporary style base units with wood effect working surfaces incorporating a single drainer stainless steel sink unit with mixer tap, there is an electric induction hob with a built under electric oven, space and plumbing for automatic washing machine, space for a fridge freezer, splash backs, wood effect vinyl flooring, there is a wall mounted electric heater, fitted shelving and a UPVC double glazed window to front elevation.

### Inner Hall

With a built in cupboard featuring fitted shelving.

### Bedroom 1 (rear) 10'11" x 12'0"



UPVC double glazed window taking in distant sea views and built in cupboards, there is also a wall mounted electric heater.

### Bedroom 2 (front) 11'2" x 10'10"



UPVC double glazed window to the front elevation, built in wardrobes and overhead cupboards, and there is a wall mounted electric heater.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC and wash basin set into vanity unit with cupboards under, there is a large walk in shower enclosure with sliding glass door and electric shower- attractive white suite with tile effect UPVC cladding.

## Outside First Floor Balcony



Taking in views of the bridge and there is also allocated parking to courtyard at the front as well as communal gardens.

## 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 125 years from 10/11/1988 and the service charge is £119.32.

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 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.

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## 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](http://peterheron.co.uk)

## Opening Times

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

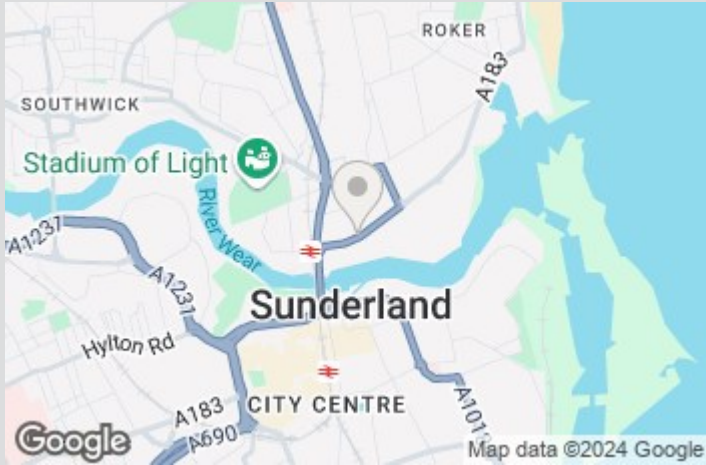
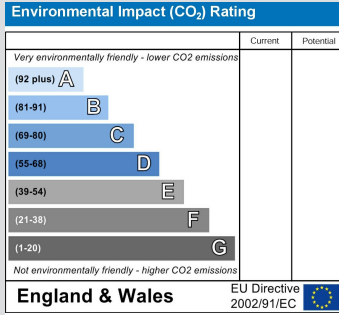
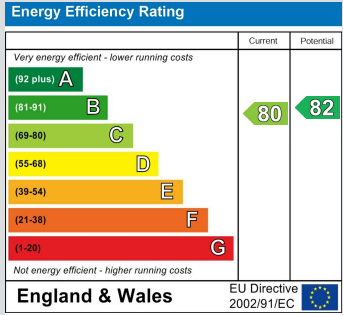
## Ombudsman

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

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