









An immaculately presented, two bedroom second floor apartment, featuring a garage within the attractive and highly sought after Beechbrooke development. Internally the spacious and private accommodation includes a hall, delightful lounge, modern fitted kitchen, two bedrooms and a bathroom/wc. Externally the property benefits from a garage and well-maintained communal grounds. The convenient situation of the property provides easy access to local shops, schools and offers excellent access to Sunderland City Centre and major road links including the A19. Early viewing is highly recommended. No chain.

# MAIN ROOMS AND DIMENSIONS

## Second Floor Flat

Entrance via communal entrance door with stairs to second floor and Composite door leading to

## Entrance Hall

With a radiator and doors to the lounge, two bedrooms and bathroom.

## Lounge 17'11" x 12'10" max



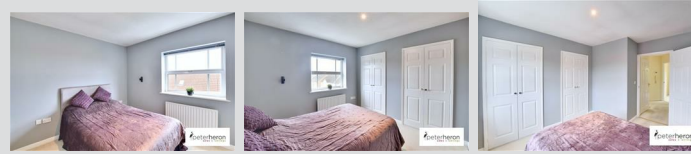
Spacious lounge with two radiators, a double glazed window and a archway leading through to the kitchen.

## Kitchen 9'4" x 7'5"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit. Integrated gas oven and hob with extractor fan. Space has been provided for the inclusion of a fridge, freezer and a washing machine. There is a radiator, double glazed window and a storage cupboard.

## Bedroom 1 12'4" x 10'0"



Double bedroom with a radiator, double glazed window, arched alcove wall and integrated wardrobes.

## Bedroom 2 8'6" x 8'3"



With a radiator and a double glazed window.

## Bathroom



Bathroom with a hand wash basin, low level WC, bath with overhead shower and a radiator.

## Outside

This property benefits from a garage (second one from the right).

## Council Tax Band

The Council Tax Band is Band B.

## 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 from 1/1/2001 and the Ground Rent is £37.73 payable twice yearly.

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

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

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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

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.

## 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 Fst

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



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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