









Just a stones throw from the beautiful Roker Park, this delightful two bedroom ground floor flat offers an excellent opportunity to professional couples or those wishing to downsize. Benefiting from gas central heating and double glazing, the property internally comprises hall, lounge, kitchen, two bedrooms and a bathroom and externally a south west facing courtyard. In addition to being very close to the park, the property is well placed for an excellent range of amenities including local shops, Sea Road shopping centre and is also very close to Sunderland's beautiful coastline. Available with no upward, early viewing is a must!

# MAIN ROOMS AND DIMENSIONS

## All On One Floor

Access via UPVC entrance door with inner door to lobby.

## Entrance Hall

Radiator. Doors to lounge and bedroom 1.

## Lounge 12'0" x 13'10"



Double glazed window to rear, feature fireplace and radiator. Storage cupboard. Doors to kitchen and bedroom 2.

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



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with 5 burner gas hob and cooker hood, space provided for a washing machine. Radiator and wall mounted boiler. Double glazed window to rear. Door to rear hall.

## Rear Hall

Storage cupboard and UPVC door to rear. Door to bathroom.

## Bedroom 1 13'6" x 13'3"



Double glazed bay window to front and 2x radiators.

## Bedroom 2 6'10" x 14'0"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin, bath and shower cubicle, double radiator and double glazed window to rear.

## Outside



Low maintenance courtyard to rear.

## 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 there are 858 years remaining on the lease and the Ground Rent is £0.

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.

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# MAIN ROOMS AND DIMENSIONS

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

## Opening Times

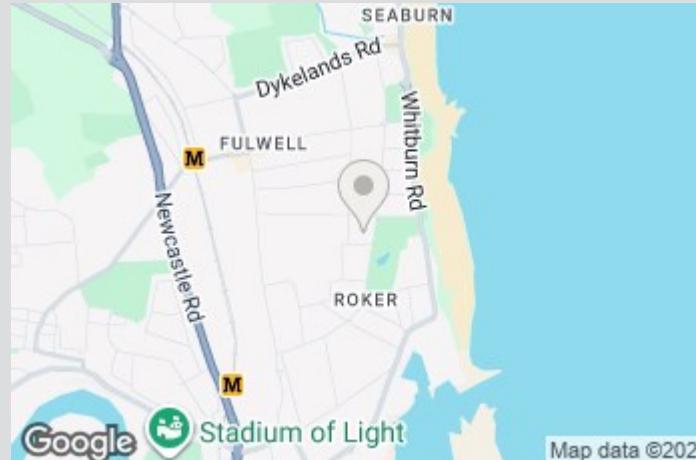
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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Approximate total area<sup>(1)</sup>

62.6 m<sup>2</sup>

675 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.