

An impressive ground floor apartment, featuring off street parking and its own private, enclosed garden. The property is accessed via its own private entrance, the accommodation is all on one level, briefly comprising of a lounge, a 15ft breakfasting kitchen, a double bedroom and a bathroom/wc. This location is ideal for access to local amenities, shops and excellent transport links. Viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

### Lounge 14'4" x 12'5" into alcoves



Single glazed sash window to rear, radiator, stripped and varnished floorboards, fireplace and door to inner lobby. Access to kitchen.

### Breakfasting Kitchen 15'7" x 8'5"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer and washing machine, single glazed windows to side and rear. Radiator.

### Inner Lobby

Doors to bedroom and bathroom.

### Bedroom 13'8" not including robes x 10'3"



Two double glazed sash windows to front, radiator, fitted wardrobes and door to porch.

### Porch

Double glazed external door.

## Bathroom



Low level WC, pedestal washbasin and panel bath with shower attachment, extractor fan, radiator, and built in storage.

## Outside



The property benefits from a parking space and features its own private enclosed low maintenance garden.

## 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 30/9/1983 and there are no ground rent or service charges.

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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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.

## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

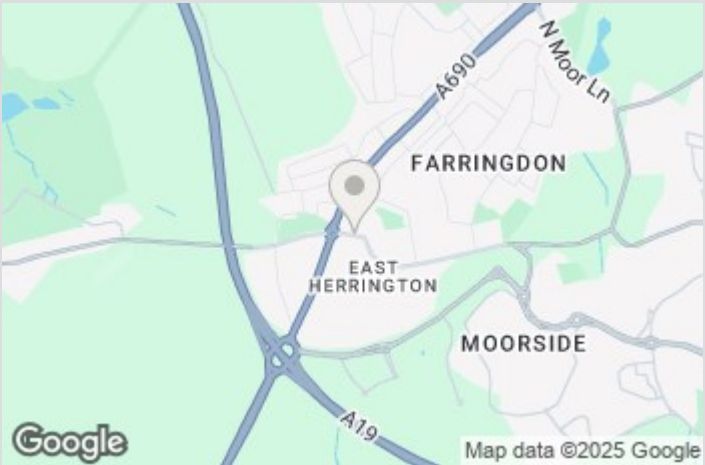
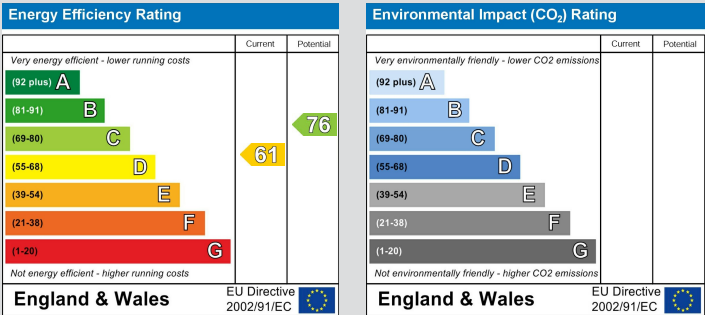
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

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



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