









This spacious ground floor apartment, enjoys a superb position within this attractive gated development, on this delightful tree lined road. Internally the accommodation includes a hall and a generous open plan living room and kitchen. This room features a glazed door to the front with a Juliet balcony and the kitchen is fitted with a range of units and a selection of integrated appliances. There is a principle bedroom with an en-suite shower room/wc, a second well proportioned bedroom with fitted wardrobes and there is a main bathroom/wc. The development is set behind a security gated entrance where there are attractive, well-maintained grounds and an allocated parking space. This location is ideally placed for access to Sunderland city centre, local amenities and boasts excellent transport links to Sunderland city centre and wider road networks. We highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via security entrance door into the communal hall.

Private Accommodation

Hall with an entrance door, doors leading off to the open plan living and kitchen area, two bedrooms and bathroom.

Open Plan Living and Kitchen Area 27'3" max x 10'6"



This superb open plan room incorporates the living area and kitchen, double glazed door to the front with a Juliet balcony and a double glazed window to the side, and an electric wall mounted heater. The kitchen is fitted with a range of wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, electric hob, microwave, fridge, freezer, dishwasher and a washing machine.

Bedroom 1 16'4" extending to 21'10" max x 9'8"



Large double glazed window to the front, fitted wardrobes and a door to the en suite.

En Suite



Low level WC, wash hand basin and step in shower cubicle with a mains fed shower, there is a chrome electric heated towel rail.

Bedroom 2 8'7" x 12'6" not inc fitted robes



Double glazed window to the side and fitted wardrobes.

Bathroom



Three piece suite with a low level WC, wash hand basin and a bath with shower attachment.

Outside

Attractive communal grounds and the apartment benefits from an allocated parking space. There is both pedestrian and vehicle security entrance gates to the development.

Council TaxBand

The Council Tax is Band C.

Tenure LH

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 25/06/2007 and the Ground Rent is £240 per annum.

The service charge is £260 a month.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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MAIN ROOMS AND DIMENSIONS

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.

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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.

Viewings Fst

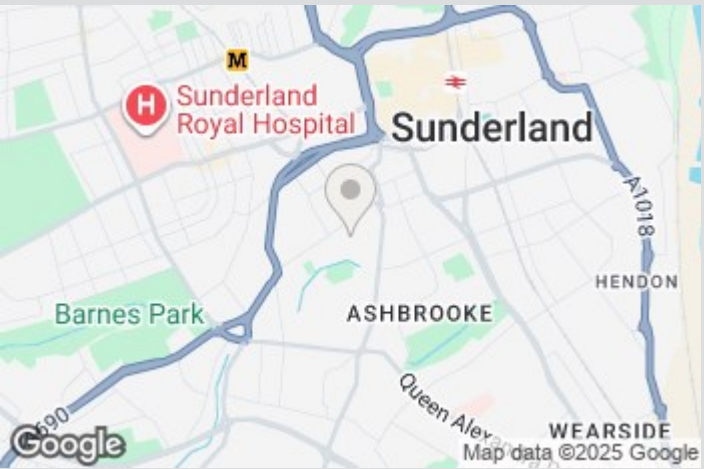
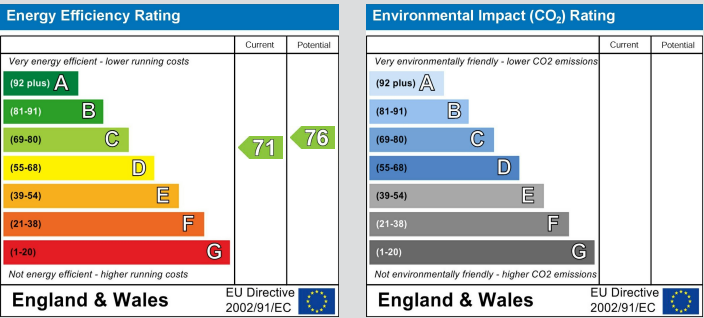
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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

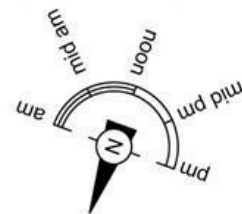
Ombudsman

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



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Ground Floor
Approximate Floor Area
(70.70 sq.m)

Apartment 1, Thornlea Court