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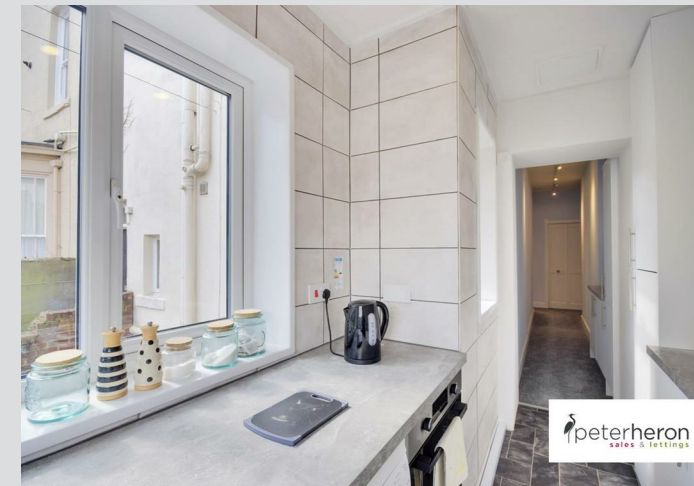
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**The Elms, Ashbrooke, Sunderland**

**Offers over £79,950**







A fabulous, raised ground floor flat with an impressive, stylish interior occupying a superb position within this conversion building on this private road. Internally the immaculately presented private accommodation includes a hall with useful built in storage cupboards, a superb, generous lounge / diner with bay window, feature fireplace and decorative corning, contemporary fitted kitchen with a selection of integrated appliances and a double bedroom with modern en-suite shower room/wc. The property benefits from gas central heating to radiators where stated, wonderful, mature communal gardens to the front and a shared yard to the rear with remote control roller shutter door providing off street parking. The ideal situation of the property affords convenient access to an extensive range of local amenities and Sunderland City Centre as well as providing excellent transport links to surrounding areas. We highly recommend viewing to appreciate the location and quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via entrance door into

## Communal Hallway

## Private Accommodation on Ground Floor

Access via entrance door.

## Hall



Tall feature radiator, two useful built in storage cupboards and access to lounge, kitchen and bedroom.

## Lounge/Diner 18'11" into alcove x 22'2" into bay



Bay to the front with single glazed sash windows, two tall radiators, decorative cornicing and a feature fireplace.

## Kitchen 11'10" x 5'8" narrowing to 3'9" plus add area 5'10"



Contemporary kitchen fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink unit, integrated appliances include oven and electric hob with extractor over, fridge and freezer, space for washing machine and slimline dishwasher, three UPVC double glazed windows and central heating boiler is concealed behind a matching unit.

## Bedroom 14'11" x 9'11"



Sash single glazed windows to rear with secondary glazing, tall radiator and door to en-suite.

## En-Suite



Modern suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with mains shower, electric heater, tiled walls, UPVC double glazed window.

## Outside



Delightful communal gardens to the front with lawned areas and mature planting whilst to the rear there is a communal courtyard with a remote control roller shutter access door providing off street parking if required.

## Council Tax Band

The Council Tax Band is Band

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 80 years remaining on the lease. The ground rent is £25 per annum. The service charge is £55 a month.

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.

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

## 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.

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

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## Fawcett Street Viewings

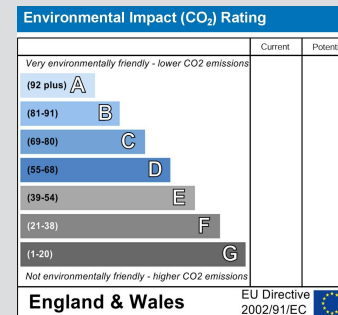
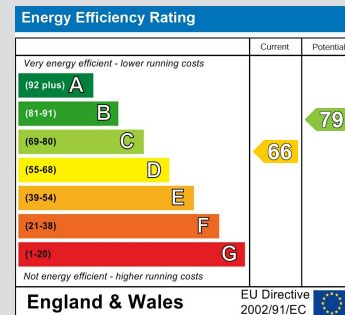
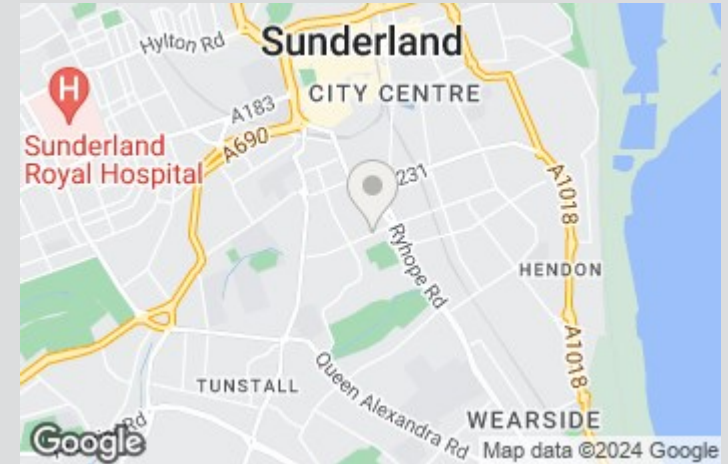
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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



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Approximate Floor Area  
(57.90 sq.m)

Flat 2, 6 The Elms