

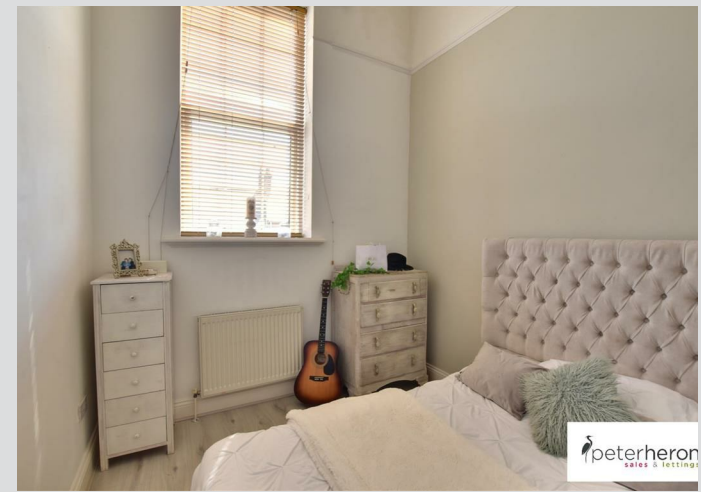




NO SMOKING

2





Well presented 1st floor apartment. Formally the old library an impressive conversion combining modern and original features. Situated close to Ryhope village green and within easy access to Sunderland City Centre and the A19. Available with no upward chain. Briefly comprises: Secure intercom access, entrance hallway, lounge, fitted kitchen, double bedroom & fitted bathroom with WC and shower. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Entrance



Six timber panel door leading to entrance hall.

## Entrance Hall



With single radiator, laminate flooring, telephone entry point, alarm control panel.

## Living Room 8'10" x 21'4" (max)

UPVC double glazed Georgian design window to front elevation, double radiator, laminate flooring, ornate cornice coving to ceiling, large built in cupboard with fitted shelving.

## Kitchen 10'1" x 8'10" (Max)



Range of base and eye level units with stone colour working surfaces incorporating a single drainer stainless steel sink unit and mixer tap. Fitted shelving, gas hob built under electric oven, tiled splash backs, tiled floor, double radiator, plumbing for automatic washing machine and space for fridge. UPVC double glazed Georgian design window to rear elevation, wall mounted gas combination boiler serving hot water and radiators. Wall mounted extractor unit.

## Bedroom 8'8" x 13'0"



UPVC double glazed Georgian design window to front elevation. Single radiator and laminate flooring.

## Bathroom



Low level WC, wash basin, panel bath with overhead electric shower and glass screen - attractive white suite with fully tiled walls, tiled floor, mirror fronted medicine cabinet, ceiling mounted extractor unit.

## Externally

Shared enclosed courtyard to rear with off street parking.

## 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 75 years remaining on lease. There is no ground rent.

The maintenance charge is £45 per 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.

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

## 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.

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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

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# MAIN ROOMS AND DIMENSIONS

verification is recommended.

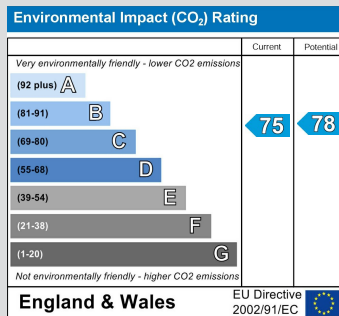
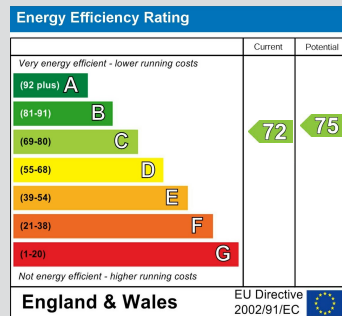
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## Opening Times

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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