









An attractive, two bedroom top floor flat, enjoying an open aspect to the front, available with immediate vacant possession and no upper chain involved. Internally the private accommodation includes a hall, open plan living area and kitchen, two bedrooms and a contemporary shower room/wc. The flat also benefits from a useful walk in storage cupboard that is accessed from the communal landing. This location is ideally positioned allowing 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 advise viewing.

MAIN ROOMS AND DIMENSIONS

Top Floor Accommodation

Access via entrance door.

Reception Hall



Living Room/Kitchen 18'2" x 14'6"



Wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and hood, fridge freezer and dishwasher. Washing machine included. Double glazed window to rear and double radiator.

Bedroom 1 20'3" x 14'8"



Double glazed bay window to front and radiator.

Bedroom 2 13'6" x 7'9"



Double glazed window to front and double radiator.

Shower Room



Low level WC, washbasin and walk in shower cubicle, chrome heated towel rail.

Walk in Storage Cupboard 10'10" x 4'9"



Located off the communal landing. Double glazed window to rear and wall mounted boiler.

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 approximately 110 years remaining on the lease. The Ground Rent is 0.

The Service charge is £2,099.75 per annum, this has been paid up until end of March 2026.

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked

Visit 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

and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or 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.

Fawcett Street Viewings

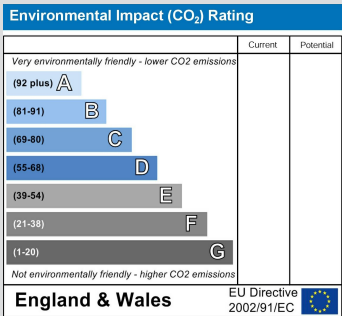
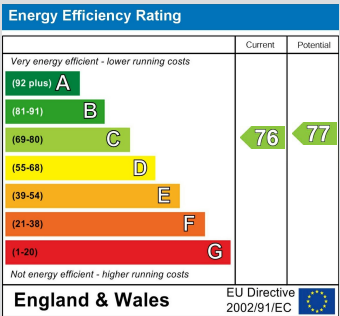
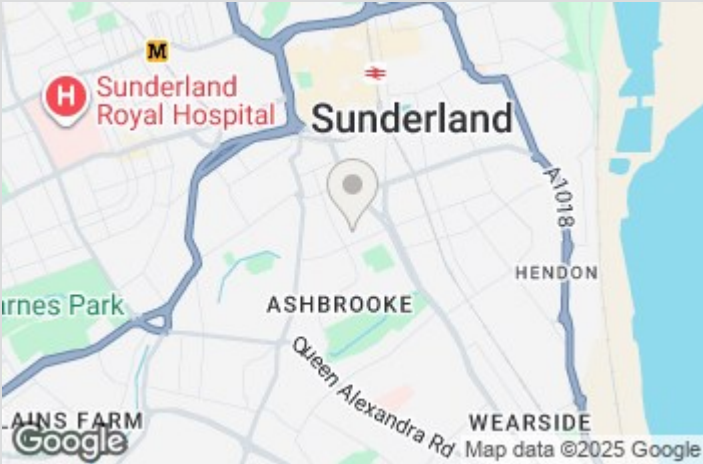
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



Visit 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



Approximate total area⁽¹⁾
67.8 m²

(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.

GIRAFFE360