









An impressive and newly refurbished two bedroom top floor conversion apartment, providing spacious and immaculately presented accommodation. Internally the private accommodation is accessed at second floor level with its own staircase leading up to a half landing where there is a stylish, contemporary breakfasting kitchen. The staircase from the half landing continues up to the generous top floor landing area with useful built in storage cupboards. There is a superb lounge, two bedrooms and a modern bathroom/wc. The apartment is warmed by gas central heating to radiators and to the rear of the building residents have the benefit of off street parking in the courtyard via a roller shutter access door. Situated on the periphery of the city centre, this location is ideally placed for local amenities, shops, cafes and restaurants as well as excellent transport links. Available with immediate vacant possession and no upper chain involved, we highly recommend a detailed inspection to appreciate the superb accommodation.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via an entrance door into communal hallway.

Communal Hallway

Staircase to the upper floors.

Private Entrance

Private entrance door, staircase leading up to the half landing.

Half Landing



Door to the kitchen, the staircase continues to the top floor landing.

Breakfasting Kitchen 13'1" x 7'10"



Fitted with a range of contemporary wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven and an

electric hob, space has been provided for the inclusion of fridge freezer and washing machine, radiator, UPVC double glazed window and the central heating boiler is concealed behind fitted unit.

Top Floor Landing

Build in cupboards and doors leading off to the lounge, two bedrooms and bathroom.

Lounge 14'9" approx measure to sloping ceiling x 16'3"



Approximate measurements as sloping ceiling, this spacious room has a single glazed window to front with secondary glazing and radiator.

Bedroom 1 19'5" x 11'9"



UPVC double glazed window to rear and radiator.

Bedroom 2 8'4" x 9'6"



Approximate measurements as sloping ceiling, Velux window, radiator and built in wardrobe.

Bathroom



Modern suite with low level WC, wash hand basin set over a vanity unit, panel bath with mains fed shower over, radiator, Velux window and tiles around the bath and wash basin area.

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

Outside



To the rear of the property there is a communal courtyard providing residents with off street parking facilities.

Tenure LH

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 1/1/2005. Ground rent is a peppercorn (nominal fee), the Management Company is Claremont Terrace Management Limited made up of each flat owner in the building.

There is a service charge of £480.00 per annum.

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.

Council TaxBand

The Council Tax is A.

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.

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 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.

Viewings Fst

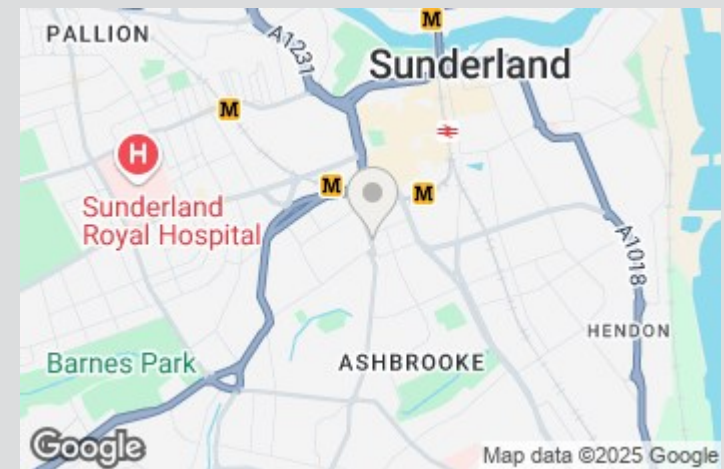
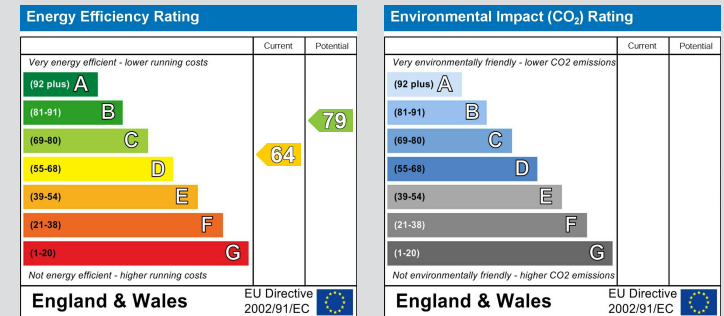
To arrange an appointment to view this property contact our Fawcett Street branch on .

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.



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

