









An opportunity to purchase an modern first floor apartment in this popular modern development available for occupation by those aged 55 years and over. Springtide Cove is an "Extra Care" development by Housing 21 offering an environment in which people can continue to live independently but with the reassurance of professional on-site services. With a modern contemporary design, the building includes lovely, landscaped communal gardens, a restaurant, mobility buggy store, a guest suite, well being suite and laundry with Miele appliances.

The apartment enjoys an open plan arrangement to the living and kitchen area with a pleasant sunny aspect.

There are 2 good sized bedrooms and a spacious wet room with a connecting door from the main bedroom. Available immediately with no upward chain, internal inspection is essential to appreciate the accommodation it provides, together with the impressive range of on-site facilities . The property is offered for sale on a 75% part ownership basis. It comprises: entrance hall, lounge, kitchen, 2 bedrooms, wet room/wc, inclusive underfloor heating, uPVC double glazing, carpets, blinds, attractive communal gardens, on site parking.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via panel door to

Reception Hall

With large built in cupboard with fitted shelving and under floor heating manifold.

Living Room 11'8" x 14'11"

Telephone entry point, panic alarm pull, floor to ceiling UPVC double glazed windows, open plan to kitchen.

Kitchen 11'8" x 9'1" max dimensions

Base and eye level units with stone coloured working surfaces, an upstand incorporating a single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, space for fridge freezer, space and plumbing for dish washer/automatic washing machine, electric hob with brush steel splash back, electric eye level oven, work top lighting, fitted shelving, ceiling mounted extractor unit, bamboo effect vinyl flooring.

Bedroom 1 (side) 9'9" x 13'8"

UPVC double glazed window to side elevation, door to en-suite shower room.

En-Suite Shower Room 6'7" x 8'6"

Low level WC, wall mounted wash basin, walk in shower enclosure- white suite with tiled walls, anti slip flooring, ceiling mounted extractor unit, emergency assistance pull cord.

Bedroom 2 7'7" x 10'8"

UPVC double glazed window to side elevation.

Council Tax Band

The Council Tax Band is Band B

Tenure Leasehold

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 01/01/2014 and the Ground Rent is

£150 per annum.

The Service Charge is £4,314.48 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.

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 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.

Sea Road Viewings

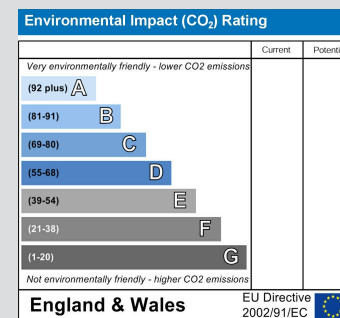
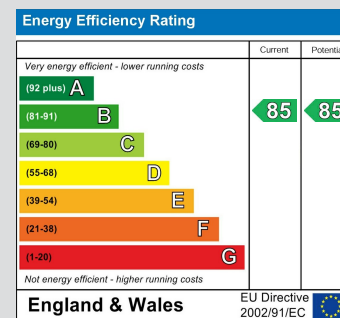
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

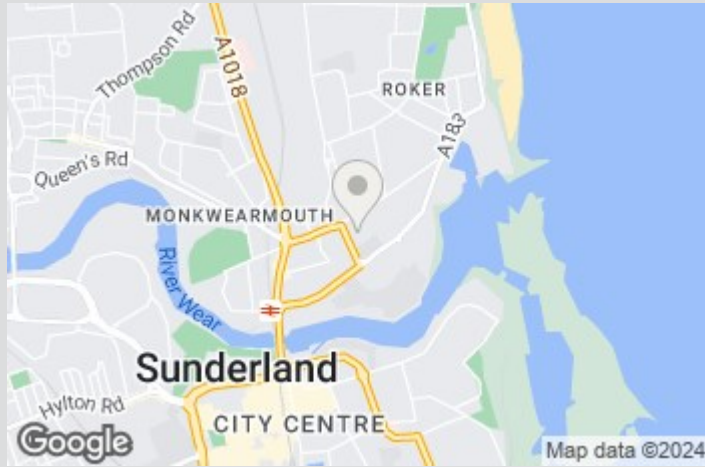
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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MAIN ROOMS AND DIMENSIONS



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