









A beautifully presented well modernised two bedroom ground floor apartment which was a former show flat and has level access suitable for those who require a stair free living space.

Sitting within an attractive courtyard in the ever fashionable North Haven marina development on the banks of the River Wear and next to award winning Blue Flag beaches, this delightful home features internal accommodation comprising reception hall, living room, modern kitchen with integrated appliances, two bedrooms with fitted suites and shower room.

Benefiting from gas central heating and UPVC double glazing whilst externally there are attractive residents gardens, allocated parking together with visitors parking.

Walking distance from a superb range of coastal amenities including restaurants, cafes, cocktail bars and the Sheepfolds, the property is well placed for Sunderland City centre, St Peters University Campus, Stadium of Light and metro stations. Internal inspection highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

### Entrance Hall

Built in cupboard and phone entry system.

### Living Room 11'9" x 16'11"



UPVC double glazed windows to the front and side, radiator.

### Kitchen 10'4" x 12'0"



Fitted with a modern range of wall and eye level units with work surfaces over incorporating sink and drainer unit, integrated appliances include gas hob with extractor hood, electric oven and fridge freezer. Washer/dryer and microwave. UPVC double glazed window.

### Bedroom 1 13'8" x 12'0"



UPVC double glazed window, radiator and fitted wardrobes, overhead cupboards, drawers and bedside cabinets.

### Bedroom 2 8'6" x 9'8"



UPVC double glazed window, radiator and fitted wardrobes, overhead cupboards and fitted desk.

### Shower Room



WC, washbasin set into vanity unit and shower cubicle - white suite, UPVC lined walls and ceiling, tiled floor, wall mounted extractor fan and LED downlights.

### Outside



Attractive residents gardens, allocated parking together with visitors parking.

### Council Tax Band

The Council Tax Band is Band C.

### 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 30/7/1997 and the Ground Rent is £0.

The Maintenance charge for the exterior of the building is £180.00 per annum, managed by Kingston Property

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

Services.

The Maintenance charge for the interior of the building is £720.00 per annum, managed by the Beacon Drive Residents Ass. Ltd.

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 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 £210.00 by Movewithus Ltd.

### Sea Road Viewings

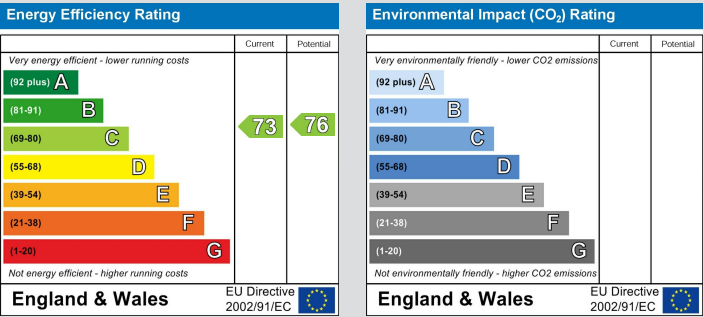
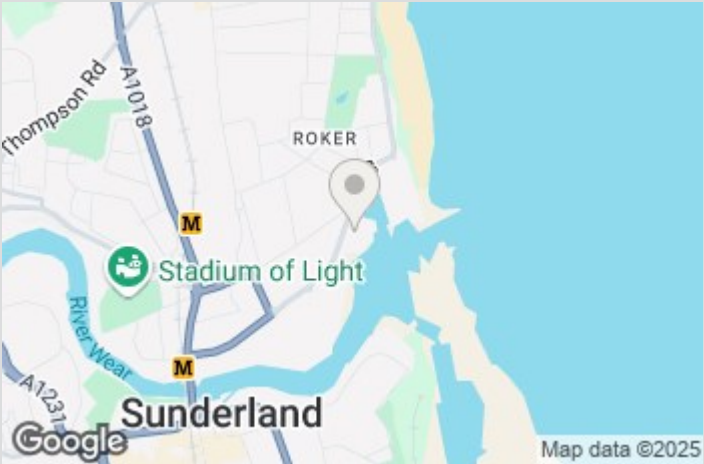
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

### 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.

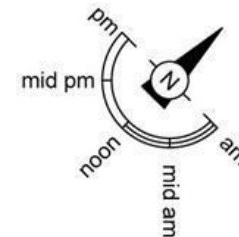


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Ground Floor  
Approximate Floor Area  
(62.40 sq.m)



2 Beacon Drive