









Available with immediate vacant possession and no upward chain, this popularly situated ground floor two bedroom apartment on a 999 year lease offers an exciting opportunity to those searching for stair free living space in a convenient locality. Sitting within the Roker Park development, the property internally comprises reception hall, living room, kitchen, two bedrooms and a bathroom and would benefit from general modernising and updating but is priced competitively to reflect the required works. Walking distance from a good range of coastal amenities, this property is sure to command a huge level of interest and should be viewed as a matter of urgency to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via communal door.

Entrance Hall

Two storage cupboards and radiator.

Open Plan Lounge/Diner 17'7" x 13'9" maximum



Two double glazed windows, two double radiators and archway opening into kitchen.

Kitchen 7'4" x 7'10"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for fridge freezer and washing machine.

Bedroom 1 10'11" x 9'9"



Double glazed window and radiator.

Bedroom 2 10'5" x 9'9"



Double glazed window and double radiator.

Shower Room



Low level WC, washbasin and walk in shower cubicle, radiator.

Outside

Allocated parking.

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 999 years from 1/1/1998.

The service charge is £1121.56 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.

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

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 £300.00 by Movewithus 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

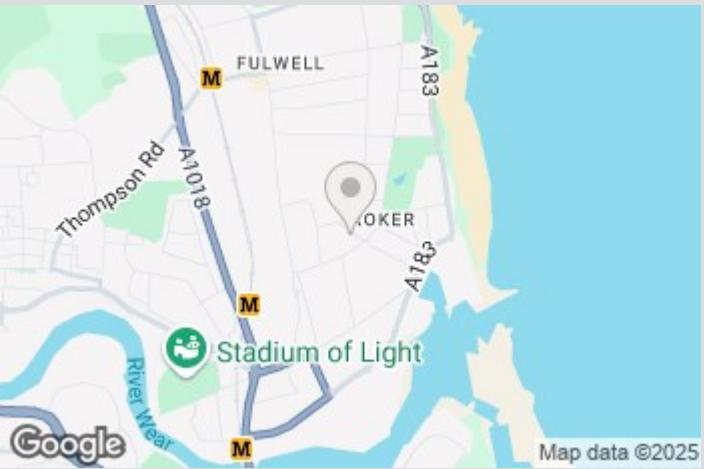
Opening Times

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.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

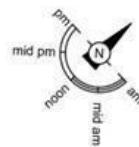


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Approximate Floor Area
(53.90 sq.m)



1 Turnstile Mews