









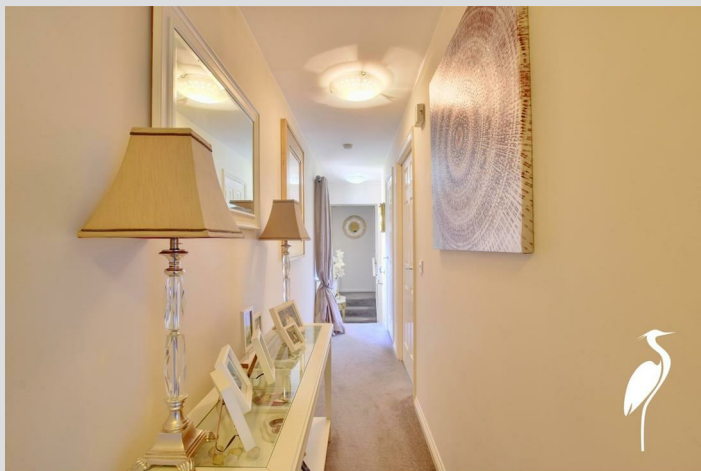
This attractively presented two bedroom apartment, is set within this desirable development and features its own entrance. The accommodation is accessed via its own private entrance at ground floor level with a staircase to the first floor. There is a lounge, breakfasting kitchen, bathroom/wc, two bedrooms, one with an en-suite shower room/wc. Benefit of double glazing and electric heating. Externally there are delightful communal gardens and an allocated parking space. This sought after and convenient location is ideally located for a range of amenities, close to shops and cafes and boasts excellent transport links to both Sunderland and Newcastle, along with wider road networks, including the A19. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

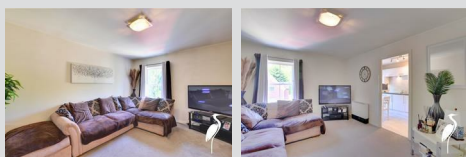
Access via own private entrance with door connecting through to entrance access and staircase to first floor accommodation.

First Floor Apartment - Entrance Hall



Double glazed sash style window.

Lounge 14'4" x 11'3"



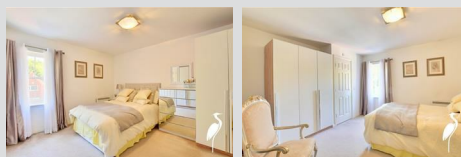
Double glazed sash window and electric storage heater.

Breakfasting Kitchen 7'10" x 12'1"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven and electric hob, fridge freezer, slimline dishwasher and washing machine. Double glazed sash window and electric wall mounted heater,

Bedroom 1 14'3" x 10'10"



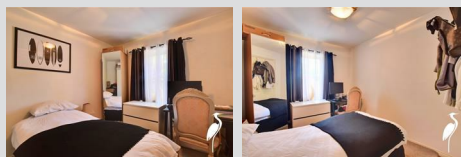
Double glazed sash window to front and electric wall mounted heater. Door to en-suite.

En-Suite Shower Room



Low level WC, pedestal washbasin and step in shower cubicle with electric shower.

Bedroom 2 8'9" x 9'10" extending to 12'9"



Double glazed sash window.

Bathroom



Low level WC, pedestal washbasin and panel bath, double glazed sash window.

Outside



Set within attractive communal grounds and there is residents parking facilities.

Council Tax Band

The Council Tax Band is Band D.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 130 years remaining on the lease. There is no ground rent.

The Service charge is £1,594.93 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 - 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

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MAIN ROOMS AND DIMENSIONS

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

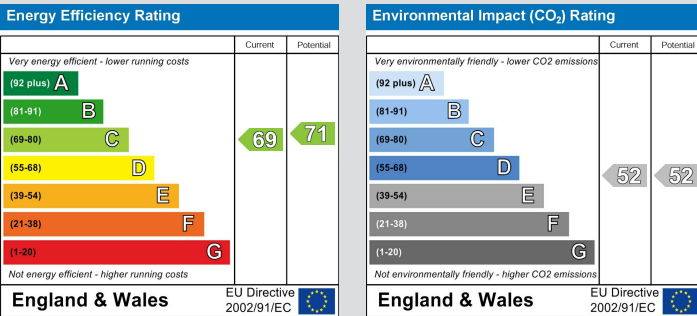
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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