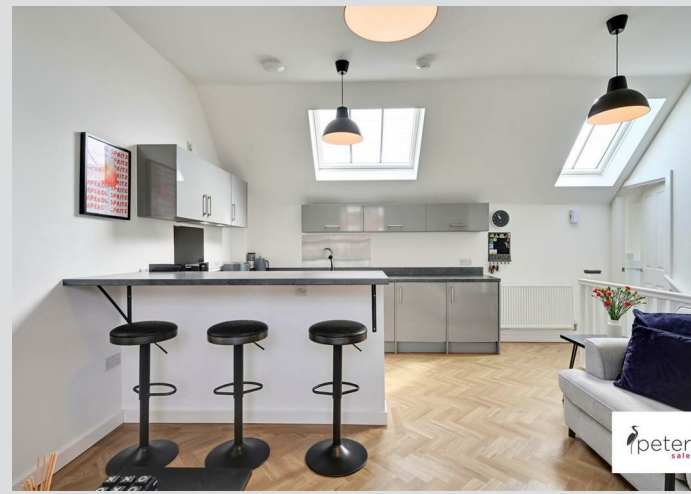






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A beautifully appointed two-bedroom apartment that epitomises modern living. This delightful residence is situated in a desirable courtyard development within the charming village of East Boldon, set within Sandpiper View, which occupies an enviable position surrounded by the serene Boldon Flats Nature Reserve, renowned for its Greenbelt status.

Upon entering, one is greeted by a welcoming ground floor reception hall that leads to an integrated garage. Ascending the stairs, the first floor reveals a spacious open plan living area that seamlessly combines the kitchen and living room, creating an inviting space perfect for both relaxation and entertaining. The apartment boasts a contemporary design, offering a "Turnkey" living experience that is both easy to maintain and economical to run.

In addition to the open plan living room and kitchen, the accommodation includes a well-proportioned principal bedroom, a second bedroom, and a beautifully designed bathroom, all accessed via an inner hallway. The property benefits from gas central heating and UPVC double glazing, ensuring comfort throughout the seasons.

Externally, the apartment features a lovely open plan garden at the front, complemented by a driveway. At the rear, there is an enclosed courtyard with decked seating area that offers a delightful view of the surrounding Greenbelt.

East Boldon is well-equipped with a superb array of amenities, including locally run beauty salons, wine bars, and boutique shops. The nearby East Boldon Metro Station provides excellent transport links to Sunderland City Centre and Newcastle Upon Tyne, making this property an ideal choice for those seeking a blend of tranquillity and convenience. This modern apartment is truly a gem, perfect for anyone looking to embrace a stylish and comfortable lifestyle in a sought-after location.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Composite door to garage, double glazed window, radiator and stairs to first floor.

First Floor Landing

Open Plan Lounge and Kitchen 16'10" x 16'11"



Double glazed window to front and double radiator.

Kitchen Area



Range of modern wall and base units with countertops over incorporating an oven, electric hob and cooker hood, fridge, freezer and dishwasher. Breakfast bar, radiator and two Velux windows.

Inner Hall



Radiator, skylight and storage cupboard.

Bedroom 1 13'6" x 10'0"



Double glazed window to front and radiator.

Bedroom 2 13'6" x 8'9"



Double glazed window to front, radiator and storage cupboard.

Bathroom



Low level WC, washbasin and bath with shower over, heated towel rail, Bluetooth LED mirror cabinets and Skylight.

Outside



Drive to front providing off street parking for one car leading to integral garage with up and over door. Low maintenance rear garden with decked and gravelled areas.

Garage 16'11" x 13'6" maximum

Space for washing machine and tumble dryer, under stair storage cupboard and Composite door to rear.

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 24/1/2020 and there is a Service Charge of £661.67 per annum, which includes building insurance.

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MAIN ROOMS AND DIMENSIONS

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 £300.00 by Movewithus Ltd.

Sea Road Viewings

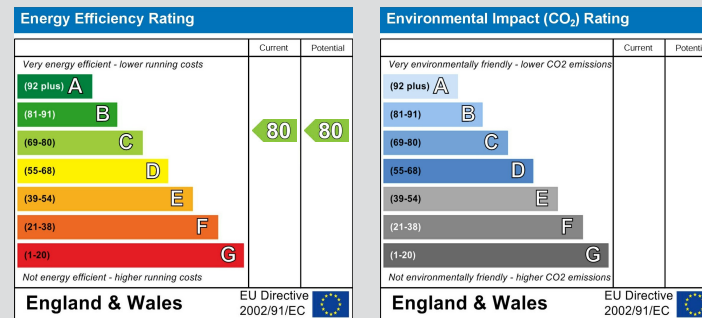
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

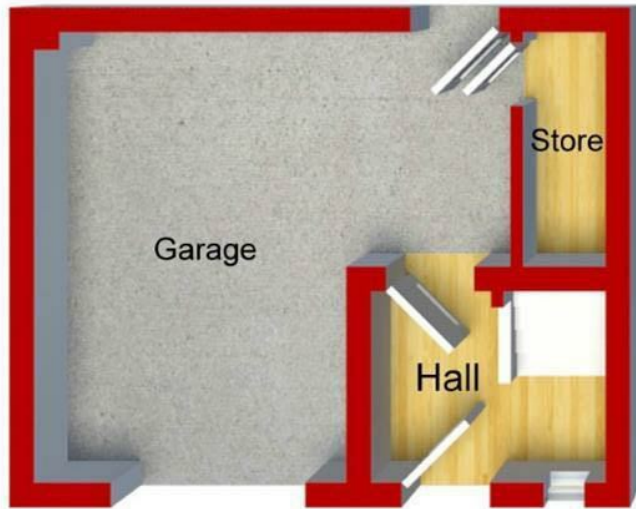
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

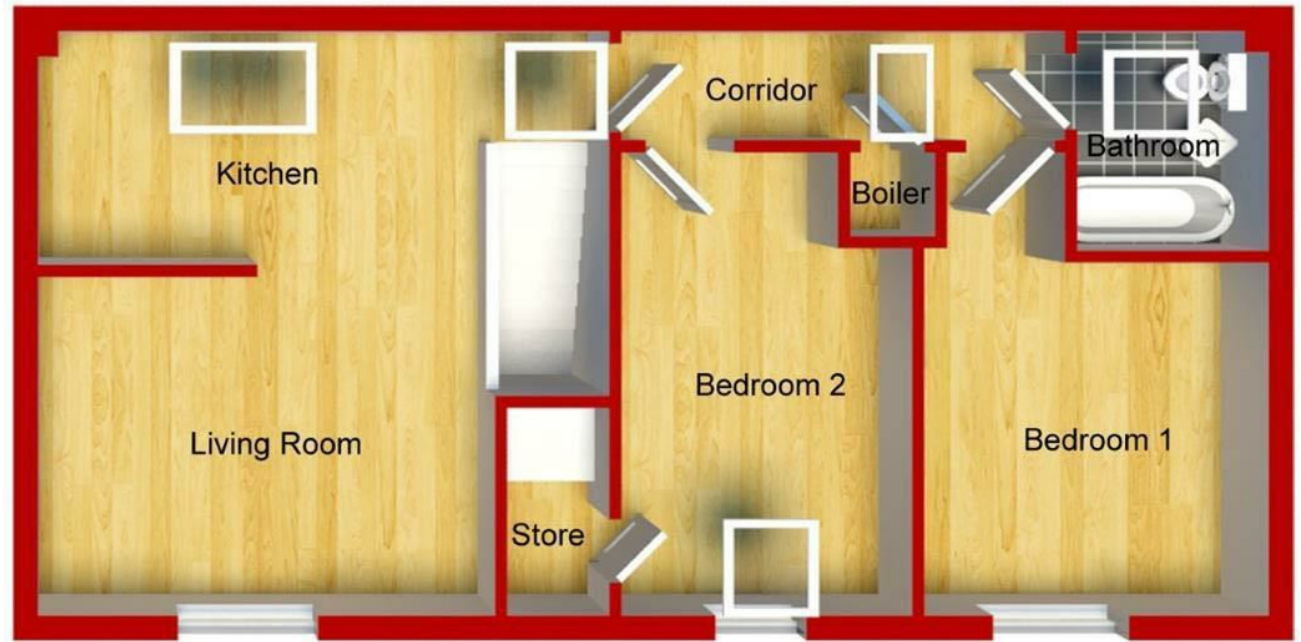
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 0191 510 3323



Ground Floor



First Floor

7 Sandpiper View