









An attractive and well-presented top floor apartment with residents parking, available with no upper chain involved! The private accommodation is accessed includes a hall, spacious open plan lounge / diner that provides access to a fitted kitchen, there is a double bedroom and a bathroom/wc. Features of the property include double glazed windows, gas central heating to radiators and to the rear of the building a communal rear garden and private, residents parking. Situated within this ever popular and convenient area of Ashbrooke the property is ideally placed for access to local amenities, the City Centre and transport connections. Viewing is essential.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via a community entrance door, leading through into the

## Communal Hall

Staircase leads up to the upper floors.

## Private Accommodation

### Hall



Central heating radiator and a tall double glazed window. There is access leading off to the rooms and to a

### Walk in Storage Cupboard 7'5" x 4'0"

Providing an ideal storage area and currently being utilised as a study area.

## Lounge/Diner 12'5" x 11'5" plus 8'3" x 7'3"



This spacious room has two double glazed tall windows to the rear and a central heating radiator.

## Kitchen 8'5" x 8'3"



Fitted with wall and base units with work surfaces over incorporating a sink and draining the unit. Integrated appliances include an electric oven and hob. Tall double glazed window and a central heating radiator.

## Bedroom 16'0" x 8'9"



Double glazed window to the front, a central heating radiator and a built-in cupboard.

## Bathroom



Fitted with a white three piece suite comprising of a lower level WC, pedestal wash hand basin and a panelled bath with an electric shower over. Central heating radiator, extractor fan and an airing cupboard providing storage space and housing the central heating boiler.

## Outside



To the rear of the property, there is a residence car park and facilities.

## Council Tax Band

The Council Tax Band is Band A.

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

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# MAIN ROOMS AND DIMENSIONS

## Tenure Info

We have been advised by our clients that they are the 6th shareholder of the Freehold, along with the other owners in the building. We are waiting confirmation of the lease term and there is no ground rent.

The service charge is £50 per month.

Ground rent review period (year/month) - £0

Annual Ground rent increase % - £0

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.

## Fawcett Street Viewings

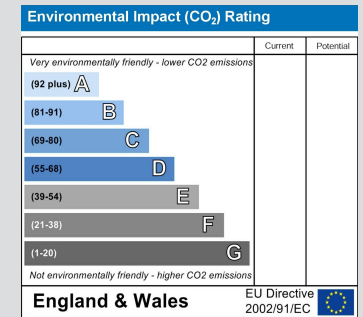
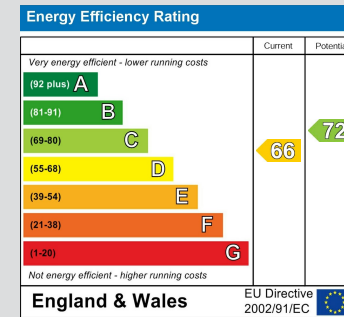
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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