

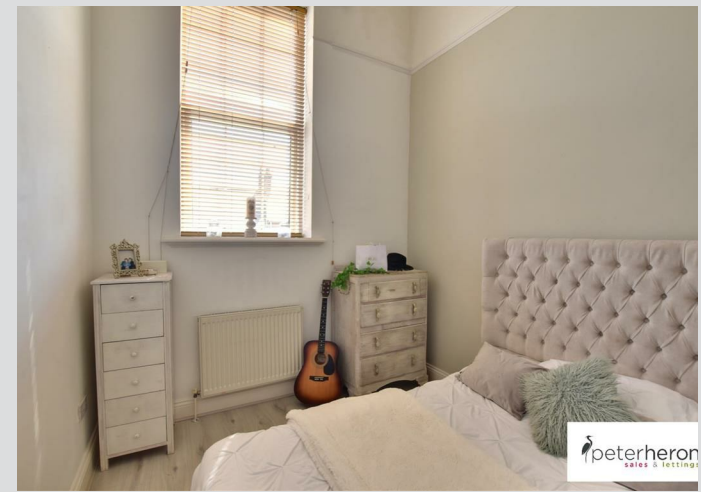




NO SMOKING

2

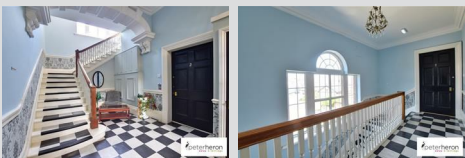




Well presented 1st floor apartment. Formally the old library an impressive conversion combining modern and original features. Situated close to Ryhope village green and within easy access to Sunderland City Centre and the A19. Available with no upward chain. Briefly comprises: Secure intercom access, entrance hallway, lounge, fitted kitchen, double bedroom & fitted bathroom with WC and shower. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Entrance



Six timber panel door leading to entrance hall.

Entrance Hall

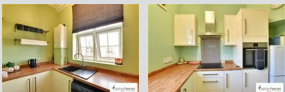


With single radiator, laminate flooring, telephone entry point, alarm control panel.

Living Room 8'10" x 21'4" (max)

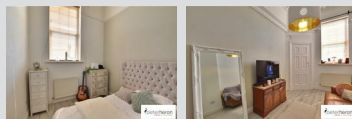
UPVC double glazed Georgian design window to front elevation, double radiator, laminate flooring, ornate cornice coving to ceiling, large built in cupboard with fitted shelving.

Kitchen 10'1" x 8'10" (Max)



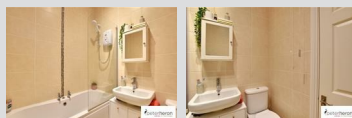
Range of base and eye level units with stone colour working surfaces incorporating a single drainer stainless steel sink unit and mixer tap. Fitted shelving, gas hob built under electric oven, tiled splash backs, tiled floor, double radiator, plumbing for automatic washing machine and space for fridge. UPVC double glazed Georgian design window to rear elevation, wall mounted gas combination boiler serving hot water and radiators. Wall mounted extractor unit.

Bedroom 8'8" x 13'0"



UPVC double glazed Georgian design window to front elevation. Single radiator and laminate flooring.

Bathroom



Low level WC, wash basin, panel bath with overhead electric shower and glass screen - attractive white suite with fully tiled walls, tiled floor, mirror fronted medicine cabinet, ceiling mounted extractor unit.

Externally

Shared enclosed courtyard to rear with off street parking.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 75 years remaining on lease. There is no ground rent.

The maintenance charge is £45 per month.

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.

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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.

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

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

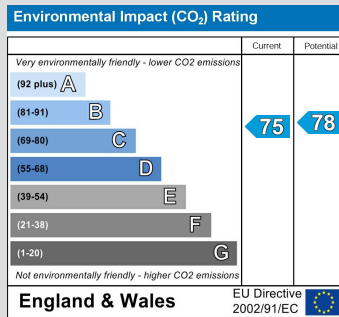
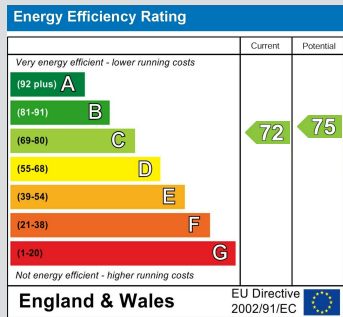
MAIN ROOMS AND DIMENSIONS

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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