









A fabulous, raised ground floor flat with an impressive, stylish interior occupying a superb position within this conversion building on this private road. Internally the immaculately presented private accommodation includes a hall with useful built in storage cupboards, a superb, generous lounge / diner with bay window, feature fireplace and decorative cornicing, contemporary fitted kitchen with a selection of integrated appliances and a double bedroom with modern en-suite shower room/wc. The property benefits from gas central heating to radiators where stated, wonderful, mature communal gardens to the front and a shared yard to the rear with remote control roller shutter door providing off street parking. The ideal situation of the property affords convenient access to an extensive range of local amenities and Sunderland City Centre as well as providing excellent transport links to surrounding areas. We highly recommend viewing to appreciate the location and quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via entrance door into

Communal Hallway

Private Accommodation on Ground Floor

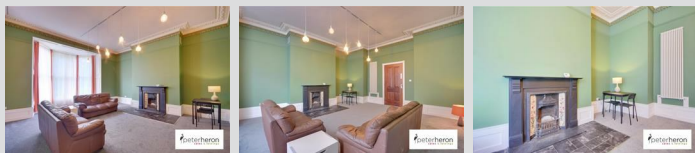
Access via entrance door.

Hall



Tall feature radiator, two useful built in storage cupboards and access to lounge, kitchen and bedroom.

Lounge/Diner 18'11" into alcove x 22'2" into bay



Bay to the front with single glazed sash windows, two tall radiators, decorative cornicing and a feature fireplace.

Kitchen 11'10" x 5'8" narrowing to 3'9" plus add area 5'10



Contemporary kitchen fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink unit, integrated appliances include oven and electric hob with extractor over, fridge and freezer, space for washing machine and slimline dishwasher, three UPVC double glazed windows and central heating boiler is concealed behind a matching unit.

Bedroom 14'11" x 9'11"



Sash single glazed windows to rear with secondary glazing, tall radiator and door to en-suite.

En-Suite



Modern suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with mains shower, electric heater, tiled walls, UPVC double glazed window.

Outside



Delightful communal gardens to the front with lawned areas and mature planting whilst to the rear there is a communal courtyard with a remote control roller shutter access door providing off street parking if required.

Council Tax Band

The Council Tax Band is Band

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 1/12/1988. The ground rent is £25 per annum. The service charge is £55 a 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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MAIN ROOMS AND DIMENSIONS

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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

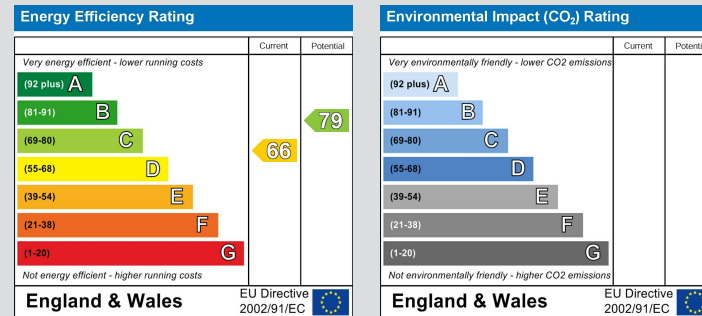
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Approximate Floor Area
(57.90 sq.m)

Flat 2, 6 The Elms