













A very well presented two bedroom top floor flat available with immediate vacant possession and no upper chain involved. Internally the private accommodation includes an entrance hall with door leading to covered balcony, lounge, fitted kitchen, two well-proportioned bedrooms and a modern bathroom/wc. Benefiting from gas central heating to radiators and UPVC double glazed windows. The property is well placed for local amenities, shops and transport links with excellent links through to the City Centre and major road connections including the A19 to wider parts of the regions. Viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via security entrance door to communal entrance with staircase to upper floors.

## Top Floor Private Accommodation

Access via entrance door to

## Hall

There is a radiator and single glazed door leading out to the covered balcony area, built in cupboard.

## Covered Balcony



## Lounge 16'7" x 11'1"



Double glazed window to the front with a radiator.

## Kitchen 8'8" x 7'4"



Modern wall and base units with work surfaces over incorporating the sink and drainer unit, space is provided for the inclusion of a cooker, fridge freezer and washing machine, tile floor, radiator, double glazed window to the rear and a wall mounted boiler.

## Bedroom 1 11'5" x 11'0"



Double glazed window to the front, radiator and two built in cupboards.

## Bedroom 2 11'1" x 10'10"



Double glazed window to the rear and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Modern suite with a low level WC, wash hand basin set into vanity unit and a panel bath, radiator and double glazed window.

## 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 151 years remaining on the lease. The Ground rent is £40 per annum and the Service Charge is £140 per month over a 10 month period.

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 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

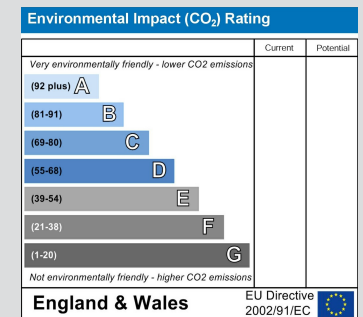
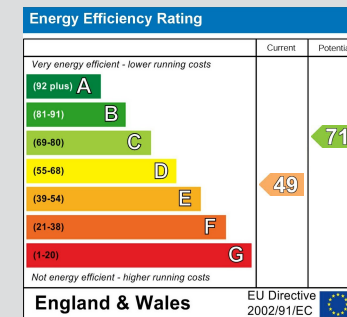
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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