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Corby Gate, Ashbrooke, Sunderland

Offers over £159,950







This spacious and immaculately presented two bedroom top floor apartment has recently undergone a programme of updating and modernisation to provide a most impressive standard of accommodation. Situated in the highly sought after Corby Gate, the apartment enjoys a delightful position within the leafy Ashbrooke conservation area. Internally the beautifully appointed private accommodation includes an entrance hall with attractive 'Karndean' flooring and built in storage cupboards, a generous lounge that opens out into a dining room, a fitted kitchen, two double bedrooms and a fabulous, contemporary shower room/wc. Benefits of the apartment include security entry system, appealing, well kept communal gardens and a single garage in a nearby block. This popular and desirable location, offers convenient access to local amenities, as well as providing excellent links to surrounding areas and major road connections. Early viewing is essential to appreciate this wonderful apartment.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via security entrance door, there is a staircase to the upper floors.

## Private Accommodation

Access via entrance door to

## Entrance Hall



There is a radiator, Karndean flooring, a built in cloaks cupboard and a built in storage cupboard.

## Lounge 15'8" x 11'9"



This spacious room has a double glazed window, radiator and opens through into the dining room.

## Dining Room 11'3" x 8'11"



With a double glazed window, radiator and door connecting through to the kitchen.

## Kitchen 9'8" x 8'11"



Fitted wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven, gas hob, space has also been provided for the inclusion of a fridge freezer and a washing machine, there is a double glazed window, tiled floor and wall mounted boiler.

## Bedroom 1 11'10" x 18'3"



Double glazed window and a radiator.

## Bedroom 2 12'4" maximum including fitted robes x 9'5"



Double glazed window, radiator and fitted mirror fronted sliding door wardrobe.

## Shower Room



Contemporary suite comprising a low level WC, wash hand basin set into vanity unit and walk in shower with mains fed shower, there is a tiled floor, tall feature radiator and a double glazed window.

## Outside

There are delightful well maintained communal gardens, residence parking and the apartment also benefits form a single garage located in a nearby block.

## Important Notice

Please note we have been advised apartments in this development can not be rented under terms of their lease.

## 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 999 years from 29/01/1981 and the Service charge is £480.00 every 6 months.

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

Peter Heron Ltd for themselves and for the vendors of this

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# MAIN ROOMS AND DIMENSIONS

property whose agents they are, give notice that:-  
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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

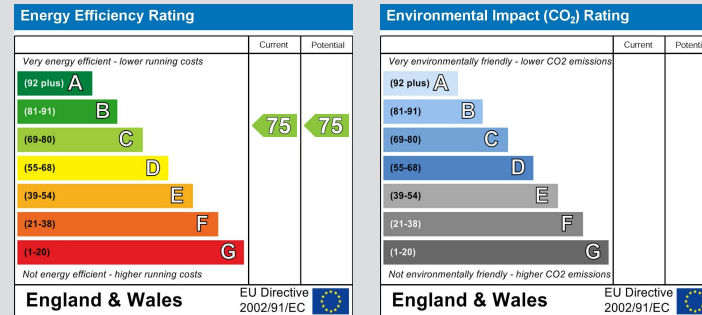
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.

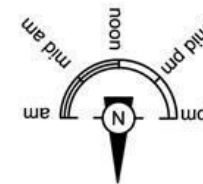


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Ground Floor  
Approximate Floor Area  
(73.83 sq.m)



21 Corby Gate