









A superb, two bedroom ground floor apartment with its own private balcony within this attractive development in Ashbrooke, available for sale with immediate vacant possession and has no upper chain involved. Internally the private accommodation includes a hall, lounge with access to the private balcony, separate, modern fitted kitchen, master bedroom with en-suite shower room/wc, a second bedroom and a bathroom/wc. Externally there are pleasant communal gardens and residents parking facilities. The apartment is in a popular location and is close to local amenities as well as being within easy reach of Sunderland City Centre and transport connections. Viewing essential!

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

### Communal Entrance

Access via security entrance door, there is access to the private accommodation.

### Private Accommodation

Access via an entrance door to

### Entrance Hall



Electric storage heater, built in cupboard.

### Lounge 14'3" x 11'4"



Timber framed double glazed door leading out onto the private balcony, there is an electric wall mounted heater.

### Kitchen 7'9" x 7'8"



Fitted modern wall and base units with work surfaces over, incorporating a 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, electric hob and a washing machine, space has been provided for the inclusion

of a fridge, there is a timber framed double glazed window to the front.

### Master Bedroom 9'6" x 8'11"



Two double glazed timber framed windows to the front, an electric storage heater and a door to the en suite.

### En-Suite



Low level WC, pedestal wash hand basin step in shower cubicle with mains fed shower, timber framed double glazed window.

### Bedroom 2 9'10" x 8'11"



Timber framed double glazed window to the rear and an electric wall mounted heater.

### Bathroom



Low level WC, pedestal wash hand basin with panel bath.

### Outside

Attractive communal grounds and residence parking facilities.

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

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# MAIN ROOMS AND DIMENSIONS

## 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 there are 101 years remaining. The Ground rent is £50 per month and the Service charge is £1384.77 per annum.

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

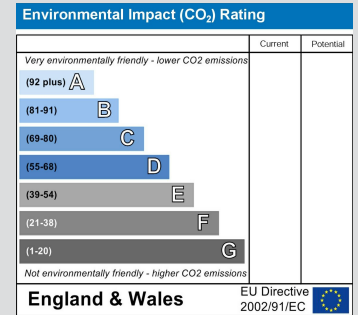
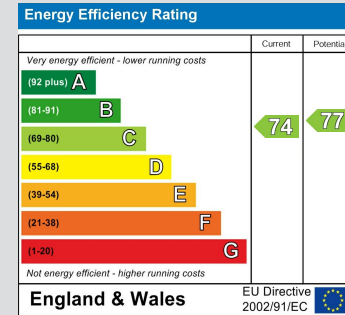
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

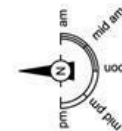


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Approximate Floor Area  
(65.30 sq.m)



26 Peartree Mews