









We are delighted to offer to the market this impressive ground floor apartment which occupies a quiet position on this modern Wimpey built development. Being ideal for those who require stair free living the subject is tastefully decorated throughout and briefly comprises 13ft living room, 8ft dining area, 8ft kitchen, two good sized bedrooms and a bathroom. Externally there are well presented communal gardens and allocated car parking. Being both economic to run and easy to maintain the subject benefits from gas central heating and double glazing. Conveniently located for many local amenities including Sunderland Royal Hospital, the City Centre, local metro stations and bus services this desirable home must be viewed to be fully appreciated.

MAIN ROOMS AND DIMENSIONS

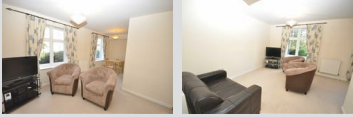
All on Ground Floor

Timber feature door to

Entrance Hall

Built-in cloaks cupboard, built-in storage cupboard

Living Room 9'11" x 13'1"



Open plan to

Dining Area 8'7" x 6'5"

Arch to

Kitchen 8'1" x 7'4"



Wall and floor cupboards with working surfaces incorporating single drainer stainless steel sink unit plus mixers, cupboard housing wall mounted gas boiler (water and radiators), tiled splashbacks

Bedroom 1 11'4" x 9'7" (6'10")



Bedroom 2 9'7" x 6'10"



Bathroom



W.c. Washbasin and bath - white suite with some wall tiles, overhead mixer shower, ceiling mounted extractor, down lighting

Outside

Well presented communal gardens and allocated car parking.

Council Tax Band

The Council Tax Band is Band B.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 150 years from 01/03/2001 and the Ground Rent is £86.04 per annum.

The Service charge is £1,101.46 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

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MAIN ROOMS AND DIMENSIONS

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

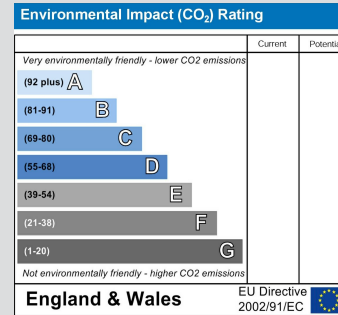
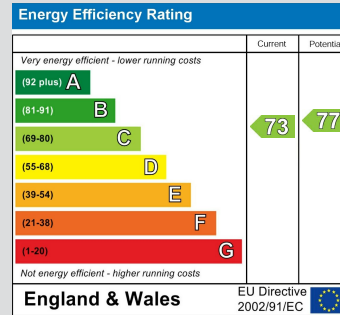
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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