

For Sale by Modern Method of Auction; Starting Bid Price £55,000 plus reservation Fee.

A much improved and beautifully presented two-bedroom first floor flat. The private internal accommodation includes a hall, superb lounge, a stunning contemporary kitchen, two bedrooms and a impressive modern bathroom/wc. Benefits of the property include double glazed windows and gas central heating to radiators. Ideally located for easy access to local amenities, shops and schools as well as offering good links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. We highly advise viewing to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

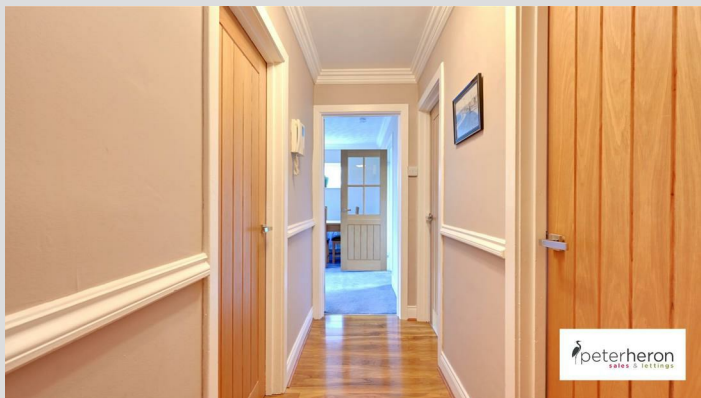
Communal Entrance

Access via security entrance door. Staircase leading up to the first floor.

Private Accommodation

Access via entrance door to hall.

Hallway



Door connecting off to lounge, two bedrooms and bathroom.

Lounge 15'5" x 10'10" extending to 12'5"



Double glazed window to front and a small double glazed window to side, radiator and door through to kitchen.

Kitchen 9'7" x 6'10"



Fitted with an excellent range of wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, and washing machine. Space for fridge freezer. Double glazed window to rear.

Bedroom 1 12'0" x 7'1" not inc fitted robes



Double glazed window to front, radiator, fitted sliding door wardrobes and a built in cupboard.

Bedroom 2 9'6" x 6'7"



Double glazed window to rear and a radiator.

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and P shaped panel bath with mains shower, tiled walls and chrome ladder style radiator. Double glazed window.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 2017 and the Ground Rent is £10.00 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.

Council Tax Band

The Council Tax Band is Band A.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Auction Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`).

Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

Important Notice

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. 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.

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 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.

Tenure Leasehold

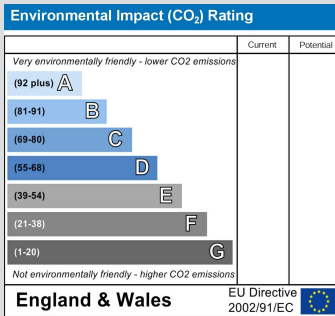
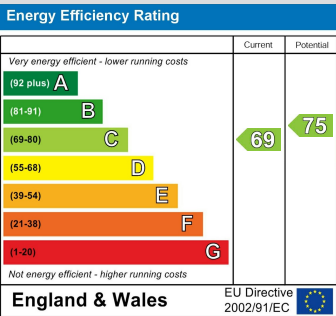
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Tem is 125 years from 04/10/1987 and the Ground Rent is

£10.00 per annum.

The service charge is ££857.28 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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