













An extremely spacious three bedroomed top floor converted apartment, occupying the entire top floor of this attractive semi detached villa, on the highly regarded Sea View Road in Grangetown. Internally the well presented accommodation includes a hall, generous 20ft lounge/dining room and a modern fitted breakfasting kitchen, master bedroom with en-suite shower room, two further bedrooms and a superb contemporary main bathroom. Benefits include double glazed windows, gas central heating and residents parking facilities. This ideal location provides convenient access to local amenities, shops and schools as well as offering excellent links into the city centre. With immediate vacant possession and no upper chain involved, early viewing is essential!



# MAIN ROOMS AND DIMENSIONS

## All on Top Floor

### Entrance Hall



Accessed via entrance door, walk in storage cupboard, central heating radiator.

### Lounge/Diner 17'11" x 20'2"



This spacious room has two double glazed windows to front, two central heating radiators, Velux window.

### Breakfasting Kitchen 12'11" x 7'10"



Fitted with a range of modern wall and base units with work surfaces incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include fridge, freezer, washing machine and dishwasher, space also been provided for a range style cooker. Central heating boiler concealed. Double glazed window to rear.

### Bedroom 1 (rear) 13'4" x 12'11" maximum inc recess area



Double glazed window, central heating radiator, built in cupboard.

### En-Suite Shower Room



Contemporary suite fitted with low level WC, feature washbasin and step in shower cubicle with an electric shower. Tiled floor, tiled walls around the washbasin and shower cubicle, chrome ladder style central heating radiator and double glazed window to rear.

### Bedroom 2 12'8" x 9'4"



Double glazed window to front and central heating radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 9'6" x 9'6"



Double glazed window to front and central heating radiator.

## Bathroom



Contemporary suite comprising low level WC, pedestal washbasin and bath with shower attachment. Attractive tiled walls and floor, chrome ladder style central heating radiator and double glazed window.

## Outside



Residents parking.

## Council Tax Band

The Council Tax Band is Band D.

## 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 10.6.2005 and the Ground Rent is £250 per annum. The service charge is £500 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

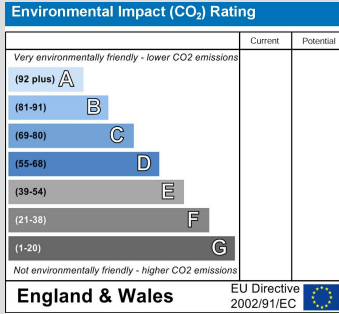
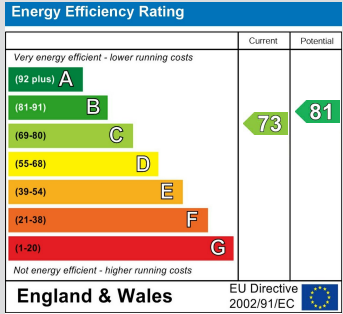
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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