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The Elms, Ashbrooke, Sunderland

Guide price £85,000







For Sale by Modern Method of Auction; Starting Bid Price £85,000 plus reservation Fee. A beautifully presented three bedroom, first floor flat, providing spacious and impressive accommodation within this conversion building on this private road. Internally the immaculately presented private accommodation includes an entrance lobby, hall, lounge, a modern fitted kitchen, three bedrooms (one could be utilised as an additional reception room, if required) and there is a contemporary bathroom/wc. The property benefits from gas central heating to radiators, wonderful, mature communal gardens to the front and a shared yard to the rear with remote control roller shutter door providing off street parking. The ideal situation of the property affords convenient access to an extensive range of local amenities and Sunderland City Centre as well as providing excellent transport links to surrounding areas. Available with to upper chain involved, we highly advise viewing to appreciate the accommodation on offer.

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 Lobby

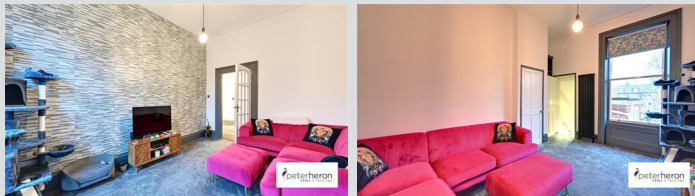
There is an inner door leading through to the hall.

Hall



Attractive hall with a built in cupboard and doors leading off to the lounge, three bedrooms and bathroom.

Lounge 15'3" x 10'5"



With a timber framed double glazed sash window to the rear, tall feature radiator, built in cupboard and access with stairs leading down to the kitchen.

Kitchen 7'10" not inc staircase area x 5'6"



Kitchen is fitted with a range of modern units with work surfaces over, incorporating a sink and drainer unit, integrated appliances include an electric oven and gas hob, space has been provided for the inclusion of a fridge and a washing machine, there is a double glazed window to both the side and rear and a radiator.

Bathroom



spacious bathroom with a contemporary suite comprising of a low level WC, wash hand basin set into vanity unit and panel bath with electric shower over, there is a single glazed window, tiled floor, radiator and a useful walk in cupboard.

Bedroom 1 20'2" x 8'9"



With timber framed double glazed sash window to the front providing delightful views over the communal gardens and there is a radiator.

Bedroom 2 25'5" x 7'11"



There is a timber framed double glazed sash window to the front provided superb views over the communal garden, there is a radiator and a built in wardrobe.

Bedroom 3 16'8" x 7'2"



Timber framed double glazed sash window to the front with superb views over communal gardens and there is a radiator.

Outside



There is a shared yard to the rear of the property with a

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MAIN ROOMS AND DIMENSIONS

remote control roller shutter access door providing off street parking if required, residence also have the enjoyment of the delightful mature communal gardens with lawned areas and mature plants, shrubs and trees.

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 1/1/2015. The apartments within 6 the Elms share of the Freehold, they all pay £45 per month. This cover the external building insurance and any repairs to the property/maintenance including communal areas.

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

Auction Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding.

The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of

the purchase price inc VAT, subject to a minimum of £7,080 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. 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

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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

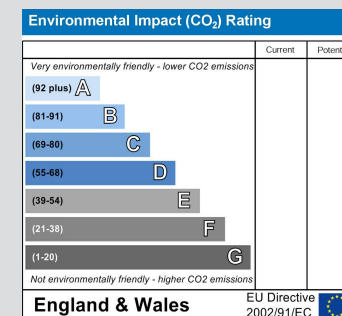
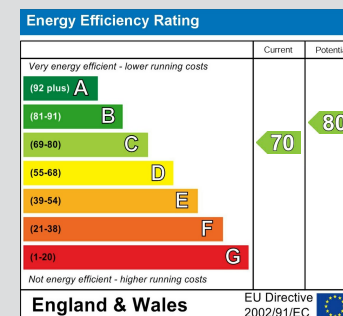
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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