







Light wood upper kitchen cabinets with silver handles.

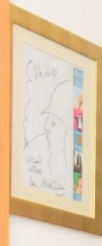
Dark grey square tiled backsplash.

Stainless steel microwave with a red lid on top.

White cylindrical container with colorful symbols.

Stainless steel gas stove with black burners.

Light wood lower kitchen cabinets with silver handles.



Wooden open shelving unit with a plant and other items.



Large window with a view of greenery.

Table lamp with a white shade.

Pendant light with a white shade.

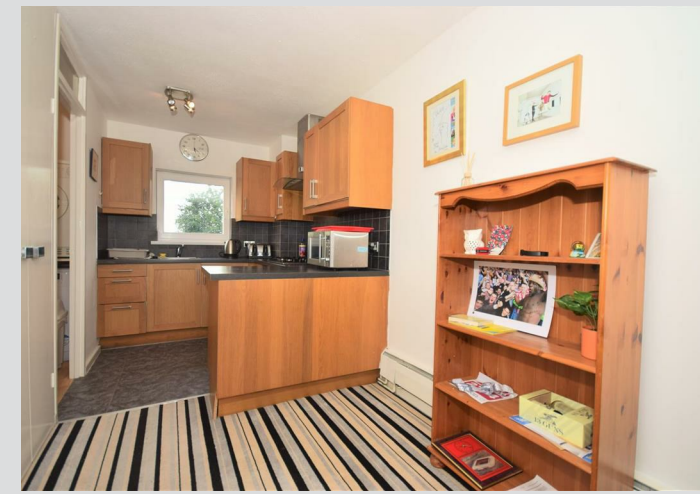
Pendant light with a white shade.

Blue sofa with a black patterned blanket.

Small wooden table.

Dark brown armchair.

Black and white striped rug.



A spacious and attractive top floor apartment, situated in this pleasant area of Ashbrooke, available with no upward chain. The apartment is accessed via its own private entrance on the first floor with a staircase leading up to the top floor landing with useful built in storage cupboards. There is a superb open plan lounge and kitchen, enjoying a dual aspect and featuring a walk-in utility area, there is a double bedroom and a bathroom. This popular and sought-after location, offers convenient access to local amenities and shops as well as providing excellent links to Sunderland City Centre, surrounding areas and major road connections.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via own private entrance at first floor level with a staircase to landing.

First Floor Landing

Two built in storage cupboards and central heating radiator.

Open Plan Lounge/Kitchen

This attractive open plan space enjoys a dual aspect with double glazed windows to both the front and rear.

Lounge Area 12'5" x 9'5"

Kitchen Area 14'5" x 6'8"

Fitted with wall and base units with work surfaces over incorporating sink and drainer unit integrated appliances include an electric oven and gas hob with extractor chimney over, two built in storage cupboards and useful walk in utility cupboard housing the fridge freezer and washing machine.

Bedroom 14'11" x 8'9"

This spacious bedroom has a double glazed window.

Bathroom

Fitted with a WC, pedestal washbasin and panel bath with mains shower over, double glazed window, built in cupboard providing storage space and housing central heating boiler.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 86 years remaining on the lease. The Ground Rent is £10 per annum.

The Service charge is £259.03 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.

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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

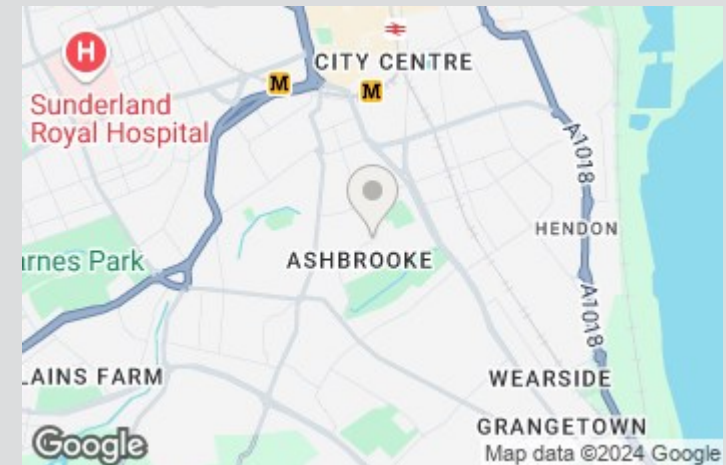
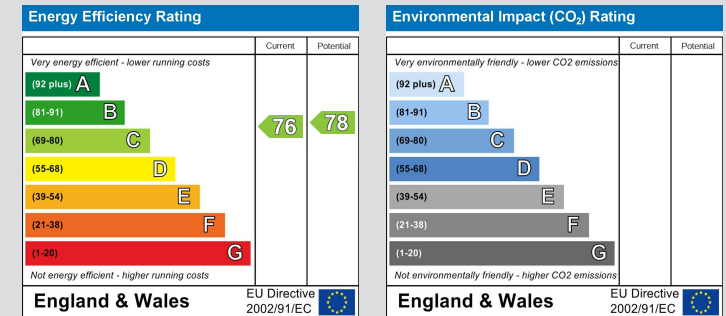
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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