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Mon - Sat  
9 - 10 am  
2 - 3 pm

 peterheron

Ash Hill Court, Ashbrooke, Sunderland

£79,950













An attractive ground floor apartment, situated in this pleasant area of Ashbrooke. Internally comprising entrance hall, lounge, dining room, modern kitchen, 1 bedroom, study and a contemporary 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

## All on Ground Floor

Access via entrance door.

## Entrance Hall

Cloaks cupboard and radiator.

## Lounge 15'8" x 9'7"



Double glazed window to front, built in storage and shelving, radiator. Open plan into kitchen.

## Kitchen 10'11" x 8'9"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated appliances include oven, electric hob, extractor fan, microwave and fridge freezer. Double glazed window, part tiled walls, breakfast bar with seating area. Space for washing machine.

## Bathroom



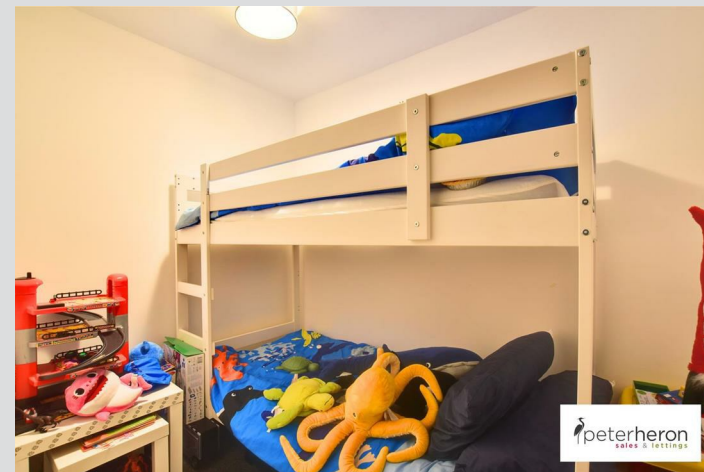
Low level WC, washbasin vanity unit and bath with shower over, chrome heated towel rail, tiled walls and window.

## Bedroom 1 12'11" x 8'7"



Double glazed bay window front and radiator.

## Study 9'0" x 5'10"



Storage cupboard.

## Outside

Parking facilities to the rear.

## Council Tax Band

The Council Tax Band is Band

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 120 years from 14/01/1991 and the Ground Rent is £10.00 per annum.

There is a service charge of £442.12 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.

Visit [www.peterheron.co.uk](http://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

## Important Notice - Particulars

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

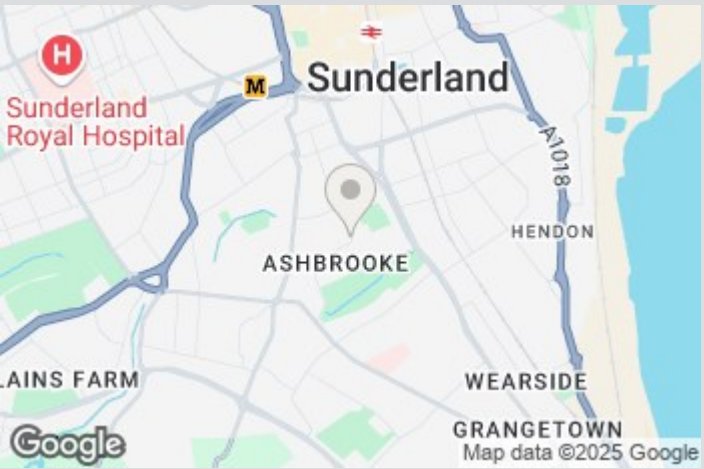
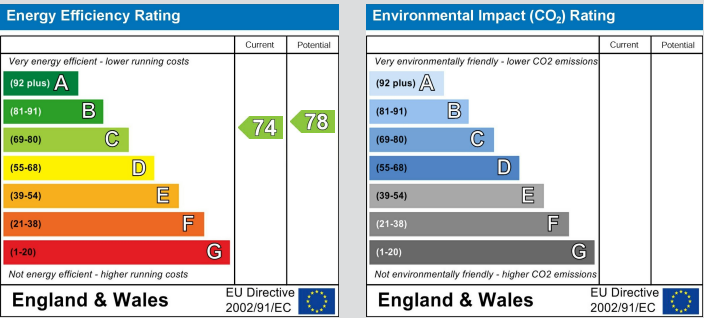
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## 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.



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