









A beautifully appointed top floor apartment, providing spacious and well presented accommodation. The apartment is accessed via its own private entrance into an entrance hall, lounge with bay window, contemporary kitchen, two good bedrooms and modern bathroom. The property is situated on a private road, the apartment itself overlooks delightful, mature communal gardens to the front and to the rear there is a residents parking area. Benefits of the apartment include gas central heating to radiators (where stated) and a share of the freehold. Available with immediate vacant possession and no upward chain, viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Communal Entrance



Access via entrance door with intercom system. Stairs to upper floors.

Top Floor Apartment

Access via entrance door.

Landing



Skylight and storage cupboard.

Lounge 21'10" x 14'2"



Double glazed bay window to front, 2x radiators.

Kitchen 11'7" x 7'3"



Wall and base units with counter tops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven, electric hob and extractor hood, space for washing machine and fridge freezer. Double glazed window to rear and radiator.

Bedroom 1 14'8" x 10'4"



Double glazed windows to front, radiator and built in wardrobes.

Bedroom 2 18'8" x 10'7"



Double glazed window to rear, radiator and storage cupboard.

Bathroom



Low level WC, wash hand basin set into vanity unit, tiled bath, chrome heated towel rail and Velux window.

Outside



Generous communal gardens to the front, off street residential parking to both the front and rear elevations.

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 the Lease Term is 999 years from 28/8/2002. The buyer will share the freehold with the other apartments in the building.

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

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MAIN ROOMS AND DIMENSIONS

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 - 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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

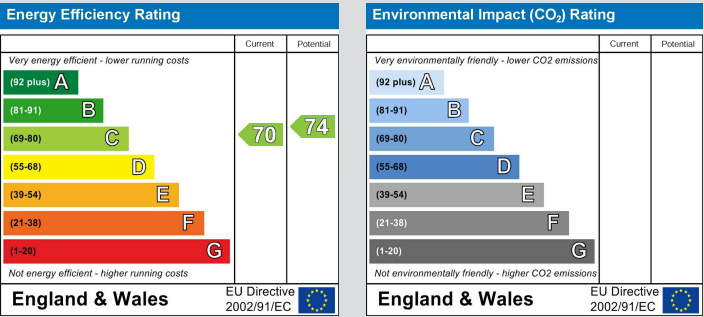
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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