

This stunning two bedroom top floor apartment, is situated within the highly sought Corby Gate development in Ashbrooke. Internally the private accommodation is immaculately presented, to an exceptional standard, briefly comprising of a hall, a lounge that opens through to a dining room and there is an impressive kitchen is fitted with an excellent range of units. There are two well-proportioned bedrooms and a contemporary shower room/wc. Externally there are delightful, well maintained communal gardens and this apartment benefits from a garage located in a block opposite the apartment. Located within the leafy Ashbrooke conservation area, the property is ideally placed for local amenities as well as providing excellent links to surrounding areas and major road connections. Early viewing is essential to appreciate this exceptional apartment.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via communal door and staircase to all floors.

Top Floor Apartment

Access via entrance door.

Entrance Hall



2x storage cupboards and radiator.

Lounge 15'8" x 11'7"



2x double glazed windows to front with views over the communal gardens, and radiator. Open plan into dining room.

Dining Room 11'6" x 9'2"



Double glazed window to front with views over the communal gardens, and radiator.

Kitchen 10'2" x 9'0"



Range of modern wall and base units with countertops over incorporating single bowl sink and drainer with mixer tap. Integrated dishwasher, oven, cooker hood and 5 burner Lamona gas hob. Space for an American style fridge freezer and washing machine. 2x Double glazed windows.

Bedroom 1 12'1" x 11'8"



Double glazed window, radiator and built in wardrobes and storage.

Bedroom 2 12'4" x 9'6"



Double glazed window, radiator and built in mirrored sliding door wardrobes.

Shower Room



Low level WC and washbasin vanity unit, walk in waterfall shower cubicle, double glazed window and chrome heated towel rail.

Outside



Attractive generous communal gardens. Allocated resident only parking and a garage.

Garage 17'5" x 8'6"



Providing storage space.

Council Tax Band

The Council Tax Band is Band C.

Visit 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

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 1/1/1977 and the Ground Rent is £0.

The service charge is £515.00, payable twice a year, this includes £30 for a contribution to the Electricity supply to each garage.

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

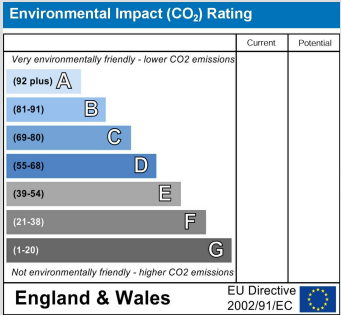
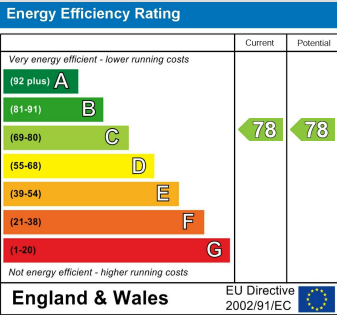
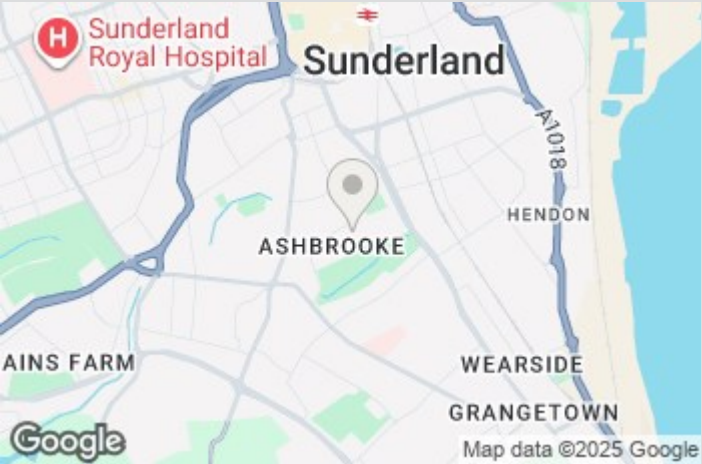
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

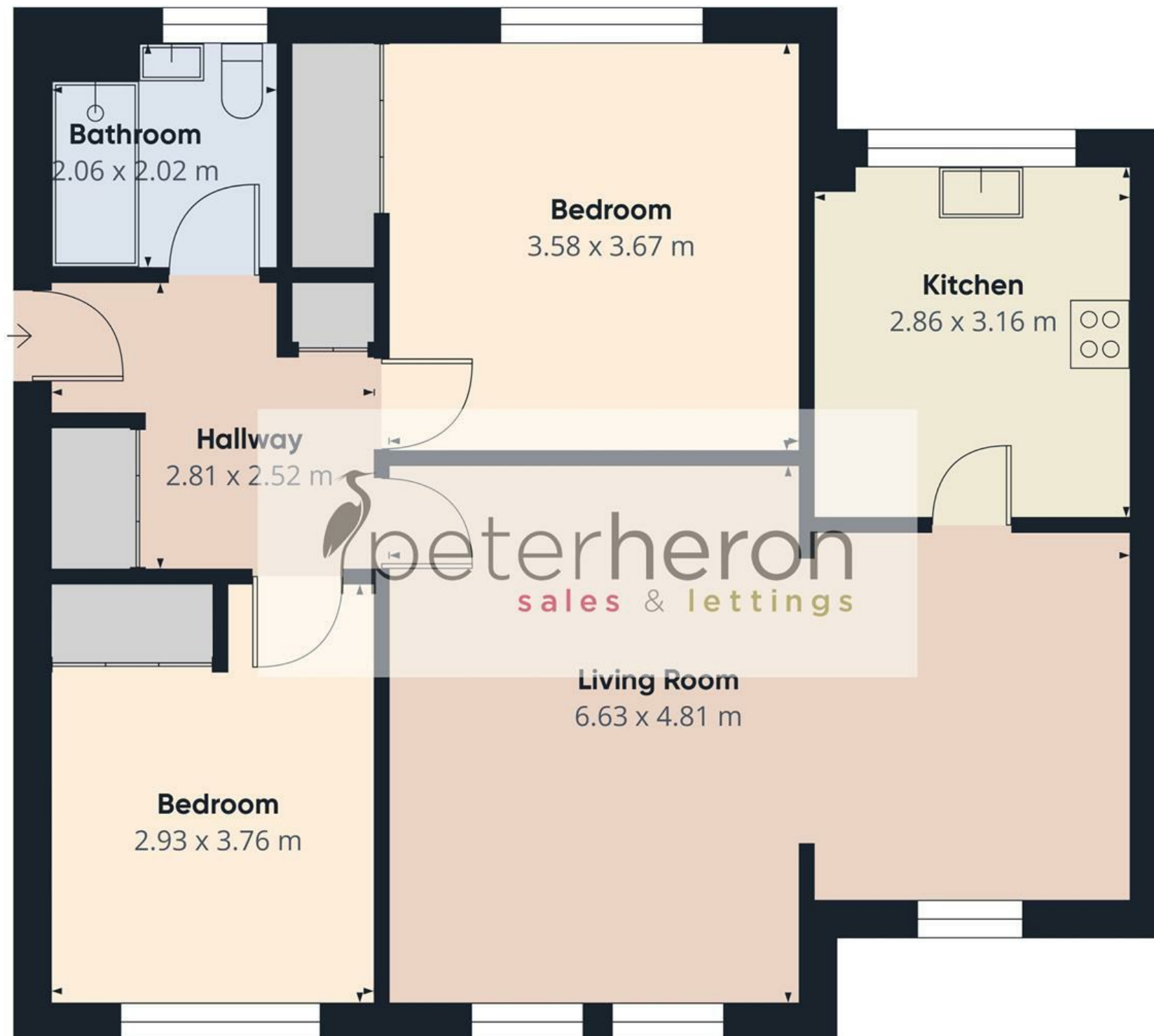
Ombudsman

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



Visit 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



Approximate total area⁽¹⁾
73.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360