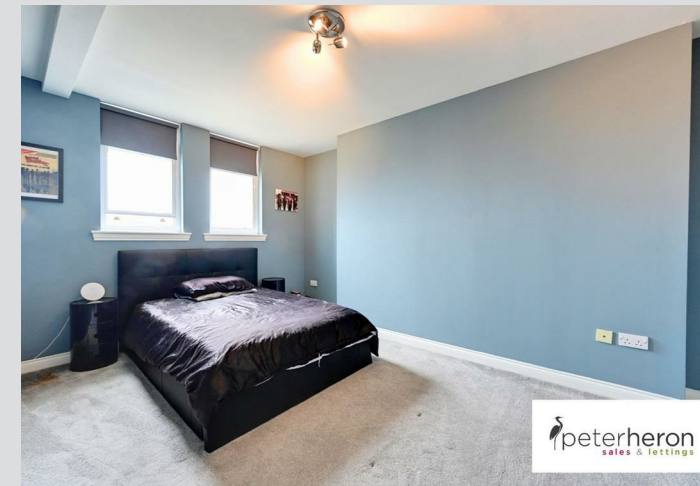










An outstanding two bedroom Duplex apartment, featuring an allocated parking space within this beautiful, iconic building in the heart of Sunderland City Centre. Internally the private accommodation includes a hall, generous open plan living/kitchen area. The kitchen is fitted with a range of units, breakfast bar and a selection of integrated appliances. There are two bedrooms and a contemporary bathroom/wc. Benefits include both stair and lift access. Ideally placed for a range of extensive amenities, shopping facilities, cafes and restaurants as well as transport connections. Early viewing considered essential.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via security entrance door.

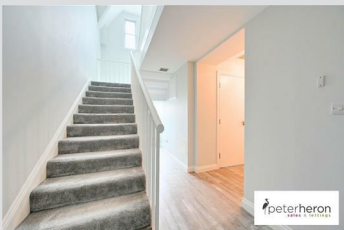
Communal Hallway

Both stair and lift access to upper floors.

Private Accommodation

Access via entrance door.

Reception Hall



2x radiator, staircase leading up to the upper floor and single glazed window with secondary glazing.

Bedroom 1 14'6" x 9'11"



Two single glazed sash windows with secondary glazing, and radiator.

Bedroom 2 9'9" x 8'0"



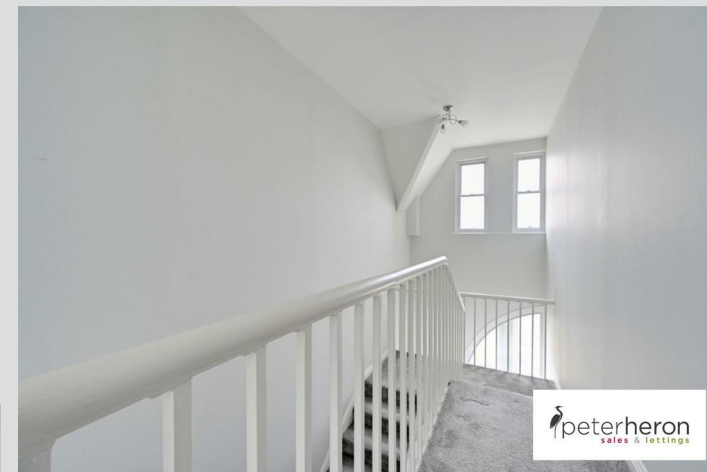
Two single glazed sash windows with secondary glazing, and radiator.

Bathroom



Contemporary suite comprising of a low level WC and washbasin set into vanity unit, panel bath with mains shower over, radiator and single glazed sash window with secondary glazing.

Top Floor Landing



Built in cupboard, two single glazed sash windows with secondary glazing and double glazed sealed unit window.

Open Plan Living and Kitchen Area 23'9" x 16'4"



Approximate measurements as sloping ceiling. Timber framed double glazed sealed unit windows to two sides, and two radiators.

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MAIN ROOMS AND DIMENSIONS

Kitchen Area



Fitted with an excellent range of contemporary units with work surfaces over incorporating sink and drainer unit, matching island with breakfast bar, integrated appliances include electric oven, electric hob, fridge, freezer, dishwasher and washing machine.

Outside

Allocated parking space via security gated entrance.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 1/1/2005 and the Ground Rent is £150.00 per annum.

The service charges is £2000.00 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.

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

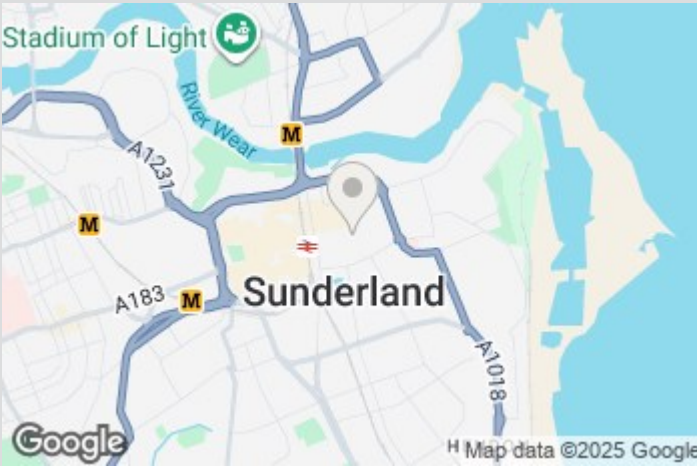
Opening Times

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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