













An attractive two bedroom first floor apartment within this small, modern, purpose built development in Ashbrooke. Internally the private accommodation includes a hall, attractive lounge, contemporary kitchen, two bedrooms and a modern bathroom. Features of the apartment include an allocated parking space, double glazed windows, gas central heating to radiators, intercom door entry system and use of a pleasant communal garden. The apartment is in a popular location and is close to local amenities as well as being within easy reach of Sunderland City Centre and transport connections. Viewing essential!!

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance Hallway

Staircase to upper floors.

## First Floor Apartment

### Entrance Hall

Radiator, storage cupboard and access to loft.

### Living Room 15'2" x 10'11" plus bow



UPVC double glazed bow window to front, radiator and electric fireplace with feature surround.

### Kitchen 12'3" x 7'3"



Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, newly installed integrated double oven and hob with extractor, UPVC double glazed window, wall mounted Ideal combi boiler, radiator. Door to the courtyard.

### Bedroom 1 14'7" x 6'8"



UPVC double glazed window and radiator.

### Bedroom 2 10'10" x 10'0"



UPVC double glazed window and radiator.

## Bathroom



Low level WC, washbasin and panel bath with shower over and glass screen, part tiled walls and extractor fan.

## Outside



Communal grounds to the rear with parking bay.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. The property benefits from an equal share of the freehold with a term remaining of 996 years. There is no

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# MAIN ROOMS AND DIMENSIONS

ground rent.

There is a service charge of £50 per month for the maintenance of the building and building insurance.

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

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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

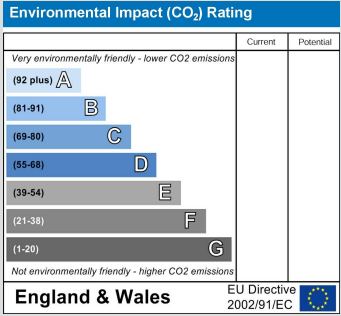
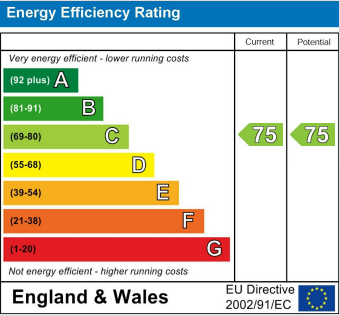
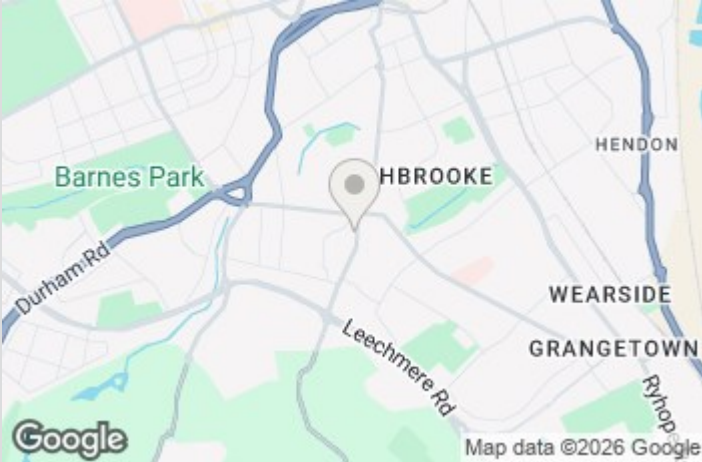
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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Approximate Floor Area  
(54.43 sq.m)

4 Craigland Mews