

Park Place East, Ashbrooke, Sunderland £60,000











This three bedroom, first floor flat provides deceptively spacious accommodation within this popular and convenient location. Internally the private accommodation includes a hall, lounge, kitchen, three bedrooms and a bathroom/wc. The property enjoys an excellent position for access to local amenities, as well as for access to local parks, the City Centre with its shops, cafes, bars and restaurants and offers road and public transport links to wider parts of the region. With immediate vacant possession and no upper chain involved, we highly advise viewing!

MAIN ROOMS AND DIMENSIONS

All on First Floor

Entrance Hall

Lounge




Two double glazed windows to front and side, radiator, electric fire and door to kitchen.

Kitchen




Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for oven, fridge freezer and washing machine. Double glazed window to side and radiator.

Bedroom 1




Two double glazed windows to front, storage cupboard and radiator.

Bedroom 2




Double glazed window to side and radiator.

Bedroom 3




Double glazed window to side and radiator.

Bathroom




Bath with shower over, low level wc and wash basin. Chrome heated towel rail and double glazed window to side.

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 there are 112 years remaining on the lease and the service charge is £1170.41 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.

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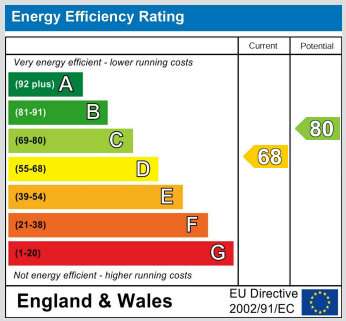
services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

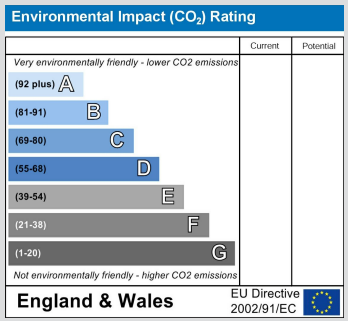
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

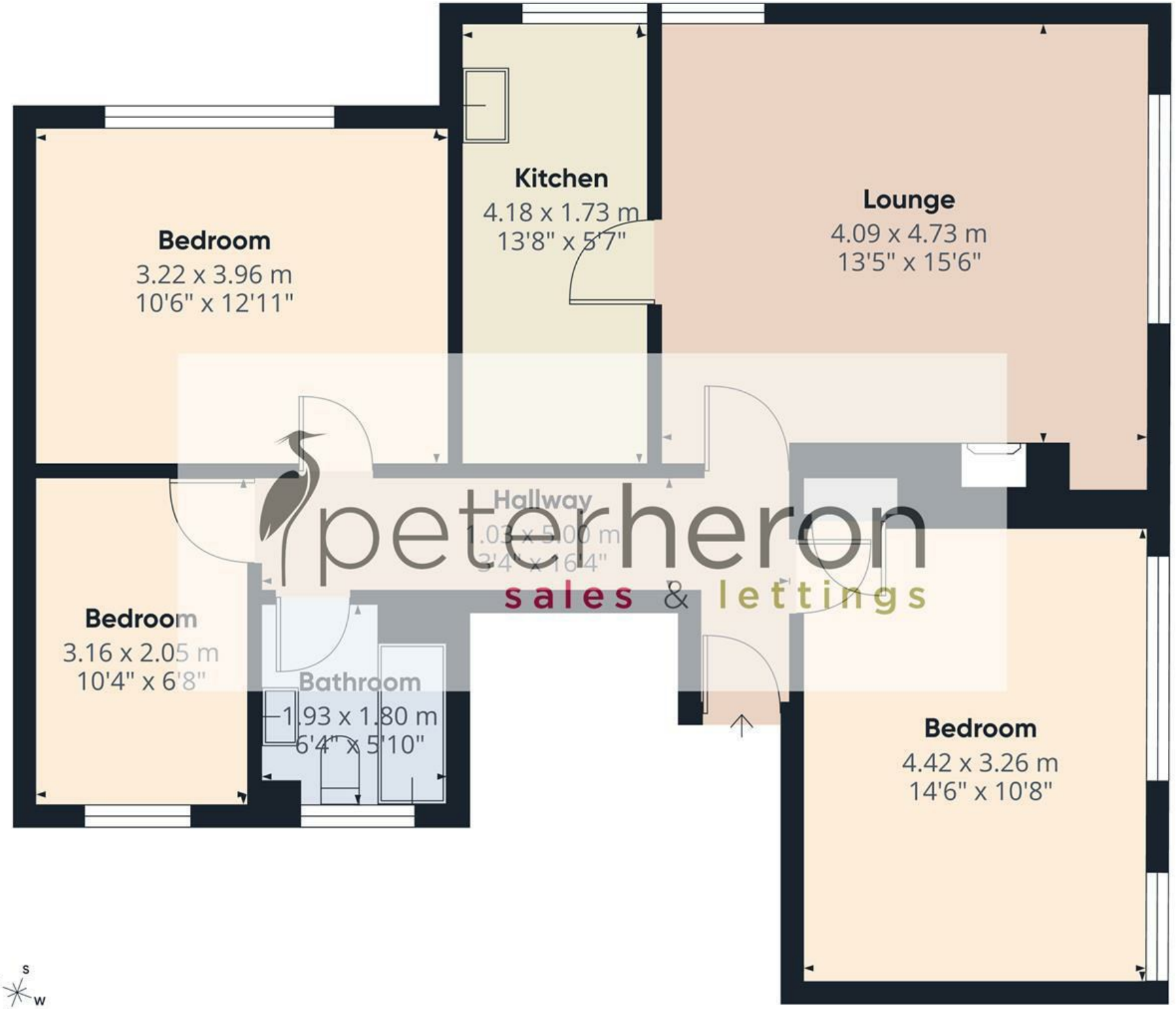
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









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Approximate total area(1)

72.5 m²

781 ft²

(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.

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