









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:-
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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

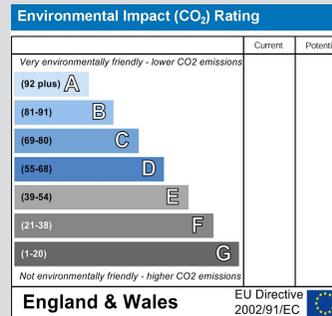
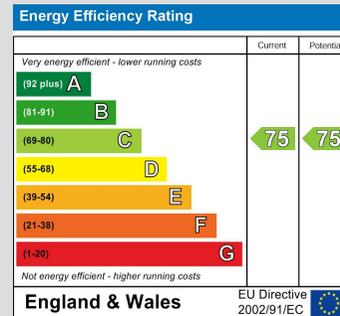
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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