









A beautifully presented two bedroom ground floor apartment decorated to a high standard throughout and ready to move into for those who require a stair free living space.

Comprising reception hall with built in cupboards, living room sharing an open plan arrangement with the dining room together with a fully fitted kitchen, whilst there are also two double size bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, the property enjoys the use of shared gardens and also has an allocated parking space.

Walking distance from an extensive range of coastal amenities, this delightful property is guaranteed to impress all who.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to private accommodation.

## Entrance Hall

Storage cupboard x2, radiator with radiator cover. Doors to the two bedrooms, bathroom and lounge/diner.

## Lounge/Diner 13'9" x 9'7" plus 6'1" x 8'2"



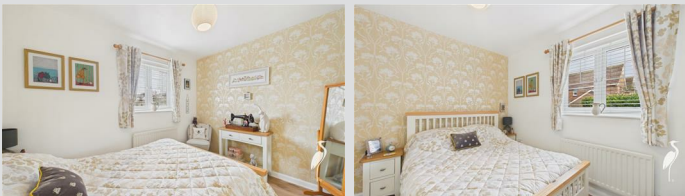
2x double glazed windows to the rear, radiator with radiator cover, laminate flooring, feature electric fire, arch to the kitchen.

## Kitchen 7'5" x 7'11"



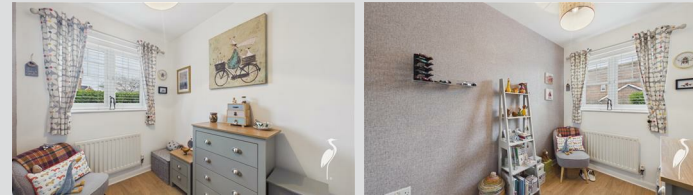
Fitted with modern wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include an oven and hob with extractor over, space for a washing machine and fridge freezer, part tiled walls, Baxi boiler concealed by cupboard.

## Bedroom 1 9'9" x 10'11"



Double glazed window to the front and radiator.

## Bedroom 2 9'8" x 6'4"



Radiator and double glazed window to the front.

## Bathroom



Low level WC, pedestal wash hand basin, bath with overhead shower, tiled floor, part tiled walls and ladder style heated towel rail.

## Outside

Allocated parking.

## Council Tax Band

The Council Tax Band is Band B.

## 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 1/1/1998.

The service charge is £1,121.56 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.

## Sea Road Viewings

To arrange an appointment to view this property please

Visit [www.peterheron.co.uk](http://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

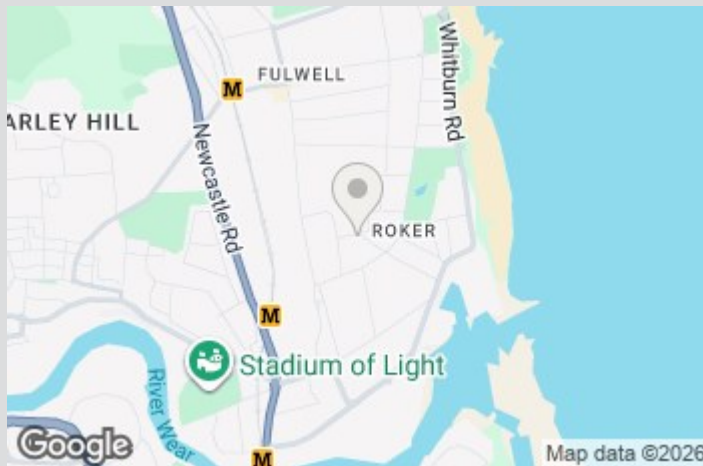
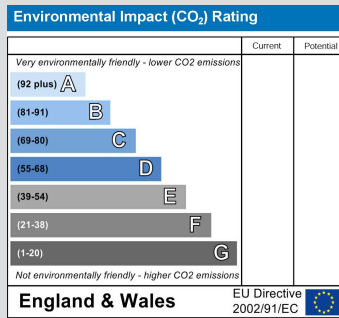
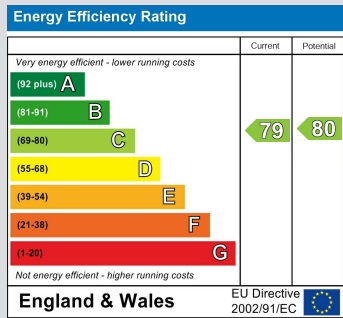
contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

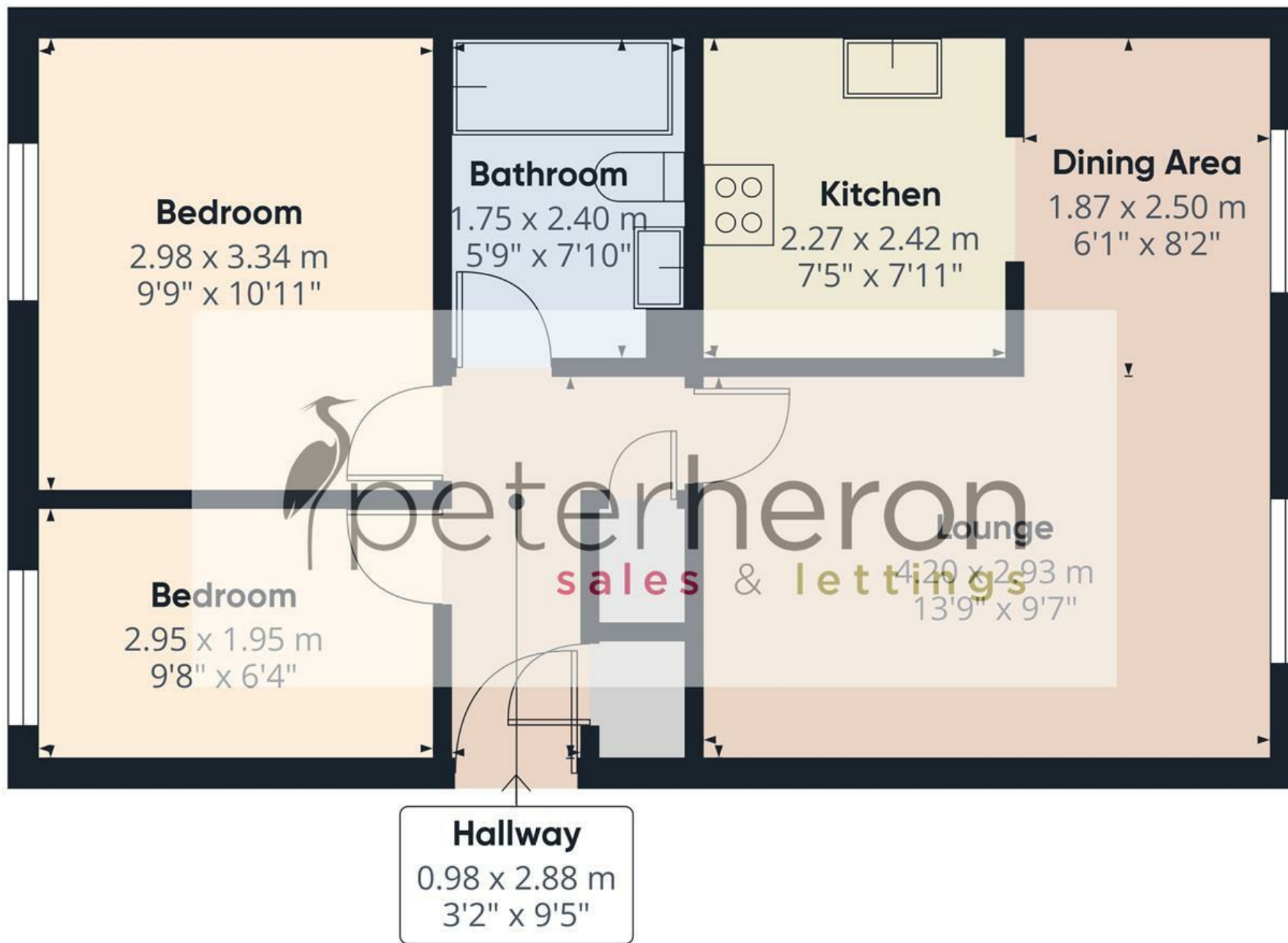
## Ombudsman

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<sup>(1)</sup>

47.6 m<sup>2</sup>

513 ft<sup>2</sup>

(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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