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sales &





This stunning first floor apartment, provides spacious and beautifully presented accommodation. Internally the stylish interior includes a generous entrance lobby, providing ample space to be used as a study area and a door to the hall. There is a fabulous open plan living and kitchen area, the kitchen is fitted with an excellent range of contemporary units, breakfast bar and a selection of integrated appliances. The master bedroom has an en-suite shower room/wc, there is a second well-proportioned bedroom and a bathroom/wc. Externally there are communal grounds and the apartment benefits from an allocated parking space. This location is ideal for easy access to local amenities, Sunderland City Centre and excellent transport connections. We highly advise a detailed inspection to appreciate this fabulous apartment, available with no upper chain involved.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via security entrance door to

## Communal Hallway

Staircase to upper floors.

## Private Apartment

Access via entrance door into lobby.

## Entrance Lobby

Spacious lobby provides ample space for the use of such as a study area, double glazed window, radiator and door connecting to hall.

## Hall



Built in cupboard and radiator.

## Open Plan Living Room/Kitchen 11'8" x 14'6" plus 8'7" x 7'4"



An impressive and spacious open plan living area and kitchen with two double glazed windows.

## Kitchen



An excellent contemporary range of fitted wall and base units with breakfast bar and a sink unit, integrated electric oven, electric hob with extractor over, fridge, freezer and washing machine. Two radiators.

## Bedroom 1 12'1" x 11'3"



Double glazed window, radiator and door to en-suite.

## En-Suite 6'10" x 5'00"



Low level WC, pedestal washbasin and step in shower cubicle with mains shower, tiled floor, radiator and double glazed window.

## Bedroom 2 11'4" x 7'4"



Double glazed window and radiator.

## Bathroom



Low level WC, pedestal washbasin and panel bath, radiator and part tiled walls.

## Outside

Communal grounds and the apartment also benefits from an allocated parking space.

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

## 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 there are 105 years remaining on the lease. The Ground Rent is £200 per annum and the service charge is £130 per month, the service charge includes all maintenance of the buildings communal areas inside and outside including the roof and all surrounding area around the development. It includes weekly cleaners and window cleaners, Gardeners, Contractors, Lighting inside and outside.

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](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.

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

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





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