









Occupying a beautiful position with views over adjoining farmland, this stunning first floor two bedroom, two bathroom and two reception room apartment sits within this prestigious modern development on the edge of West Boldon and is perfectly placed for access to the regional road network with the A19 dual carriage way and A1M close to hand.

Internal inspection of this beautiful luxury apartment is strongly recommended and accommodation comprises: communal entrance with stairs to upper floors, reception hall with storage cupboards, impressive lounge, open plan dining room and fitted kitchen, two bedrooms (main bedroom with en-suite shower room), bathroom, double glazing, high tech electric heating, whilst externally there are allocated parking accompanied by attractive landscaped gardens. Available with no upward chain, this stunning property is sure to impress all who view.

# MAIN ROOMS AND DIMENSIONS

## All On One Floor

Access via communal entrance door with stairs to first floor and door to accommodation.

## Reception Hall



Electric heater and 2x storage cupboards.

## Lounge 11'5" x 17'7"



Double glazed windows and door to Juliet Balcony. Electric heater and door to kitchen/diner.

## Kitchen/Diner 8'8" x 15'1" plus 7'5" x 7'8"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob with cooker hood over, fridge freezer and dishwasher. 2x double glazed windows and an electric heater.

## Bedroom 1 11'4" x 12'11"



Double glazed door to Juliet Balcony, electric heater and door to en suite.

## En Suite Shower Room



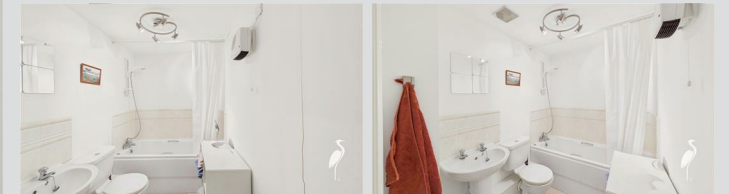
Low level WC, washbasin and shower cubicle.

## Bedroom 2 8'4" x 11'6"



Double glazed window and electric heater.

## Bathroom



Low level WC, washbasin and bath with shower over.

## Outside



Externally there are allocated parking accompanied by attractive landscaped gardens.

## Council Tax Band

The Council Tax Band is Band D.

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

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 101 years remaining on the lease.

The Ground rent and Service charge is £1,814.25 per annum, however this year there will be an increase to £2,717.00 due to a one-off extra charge for external building work and will revert back closer to the £1,814.25 per annum thereafter.

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

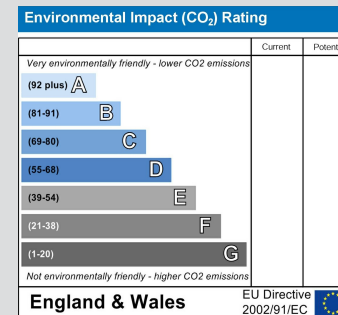
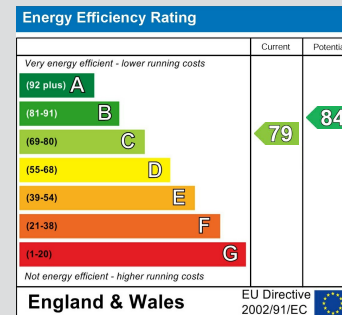
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323



Approximate total area<sup>(1)</sup>

76.8 m<sup>2</sup>  
828 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.

GIRAFFE360

