









This stylish first floor apartment, occupies a superb position within this attractive courtyard development, enjoying open views to the rear within the sought after village of East Boldon. The property is accessed via its own private entrance door at ground floor level, leading in to an entrance hall with a staircase to the first floor accommodation and an interconnecting door to the integrated garage. There is a fabulous open plan lounge and kitchen, the kitchen area is fitted with an excellent range of modern units, breakfast bar and a selection of integrated appliances. An inner hall provides access to the two well-proportioned bedrooms and the contemporary bathroom/wc. Externally there is a driveway providing off street parking and access to the integral garage whilst to the rear there is a delightful, paved courtyard. This location is ideally placed for local amenities, shops, cafes and bars, as well as offering excellent transport links including East Boldon Metro Station and major road connections, including the A19. We highly advise arranging a detailed inspection in order to fully appreciate the location and quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite front door into the entrance hall.

## Entrance Hall



Double glazed window to the front, radiator, stairs to the first floor and a door to the garage.

## First Floor Landing

### Open Plan Lounge and Kitchen 13'4" x 16'10"



## Lounge Area

Double glazed window to front and a radiator.

## Kitchen Area

Range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hobs and extractor hood, low level fridge and freezer. 2x Velux windows and door to the hall.

## Inner Hall

Radiator, Velux window and a storage cupboard.

## Bedroom 1 10'0" x 9'10"



Double glazed window to the front and a radiator.

## Bedroom 2 8'6" x 13'5"



Double glazed window to the front, Velux window, radiator and walk in wardrobe.

## Bathroom



Low level WC, wash hand basin, bath with shower over, chrome heated towel rail and Velux window.

## Outside



Garden to the front with a block paved driveway providing off street parking, attractive low maintenance courtyard to the rear.

## Garage 13'5" x 17'2"

Access via up and over door with composite door to the rear and composite door to internal accommodation. Providing space for washing machine and tumble dryer.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 24/1/2020 and there is a Service Charge of £661.67 per annum, which includes 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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# MAIN ROOMS AND DIMENSIONS

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

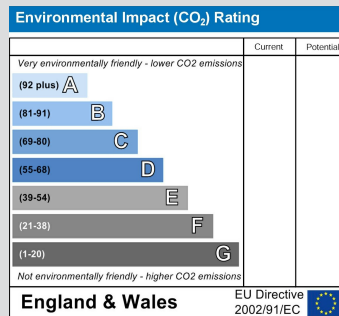
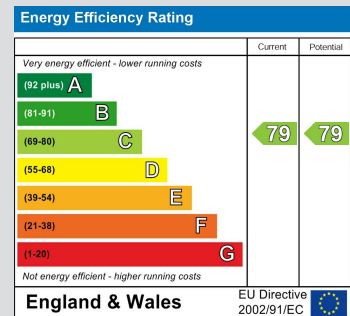
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## Opening Times

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

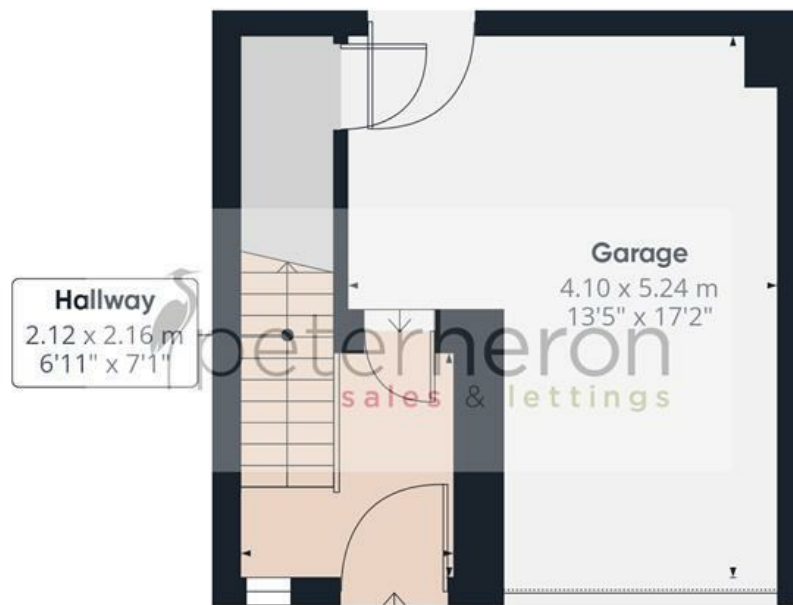
## Ombudsman

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Ground Floor



**Hallway**  
4.00 x 0.96 m  
13'1" x 3'1"

First Floor



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

78.2 m<sup>2</sup>

842 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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