









Available with no upward chain, this surprisingly spacious second floor 2 bedroom apartment situated on this prestigious riverside development offers the perfect accommodation to those professional couples who enjoy City living lifestyles all with the benefit of having all local amenities within arms reach. Conveniently located for access to Sunderland University, St Peter's campus, the City Centre, Sheepfolds, St Peters Metro Station, the property offers a fresh contemporary living space and the accommodation comprising a lounge/diner, kitchen, two bedrooms (the main bedroom with dressing room) and a separate modern bathroom. Immediate internal inspection of this impressive apartment is strongly recommended to appreciate the many qualities the apartment has to offer.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via communal entrance door.

## Second Floor Accommodation

Entrance via Composite door into

## Lounge/Diner 23'11" x 13'9"



Spacious open plan lounge/dining area, radiator, double glazed French doors, door to kitchen.

## Kitchen 8'2" x 9'7"



Range of wall and base units with countertops over incorporating a stainless steel sink and drainer unit. Integrated fridge freezer, oven and gas hobs with cooker hood over. Radiator. Space for a washing machine.

## Rear Hall

Doors leading to

## Bedroom 1 16'3" x 11'5"



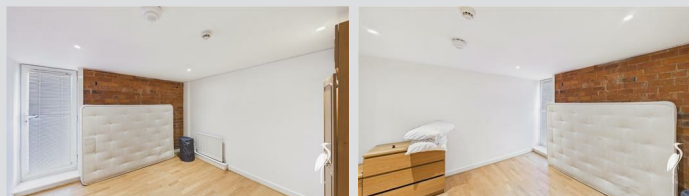
Spacious double bedroom with a radiator and double glazed patio door. Open plan into dressing room area.

## Dressing Room 5'9" x 8'5"



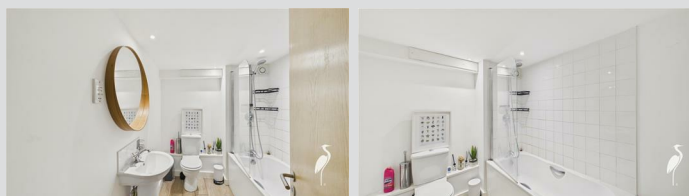
Radiator.

## Bedroom 2 11'3" x 10'11"



Radiator, double glazed patio door.

## Bathroom



Low level WC, washbasin and a bath with shower overhead.

## Outside



Private parking.

## Council Tax Band

The Council Tax Band is Band D.

## 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 year. The Ground Rent is £200 per annum.

The maintenance charge is £2436.52 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.

## 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](http://peterheron.co.uk)

## Important Notice

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

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# MAIN ROOMS AND DIMENSIONS

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.

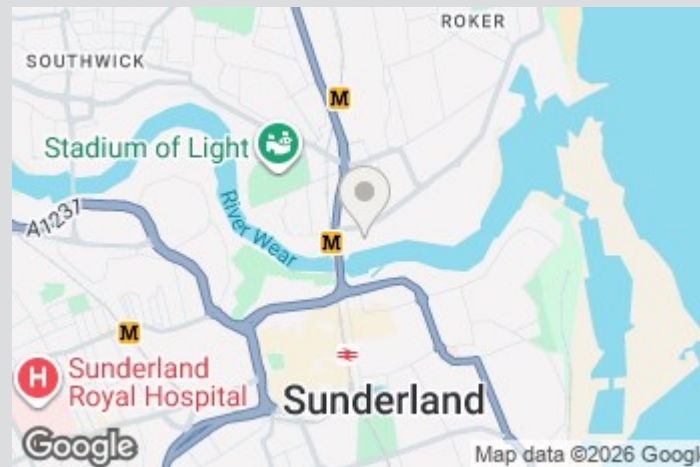
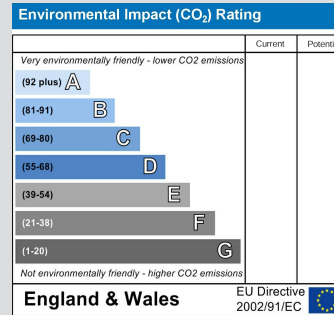
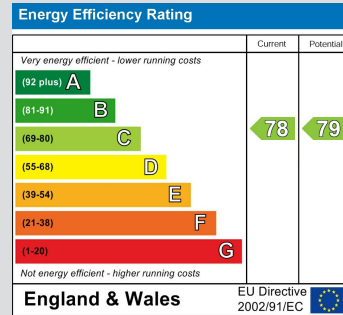
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## Opening Times

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

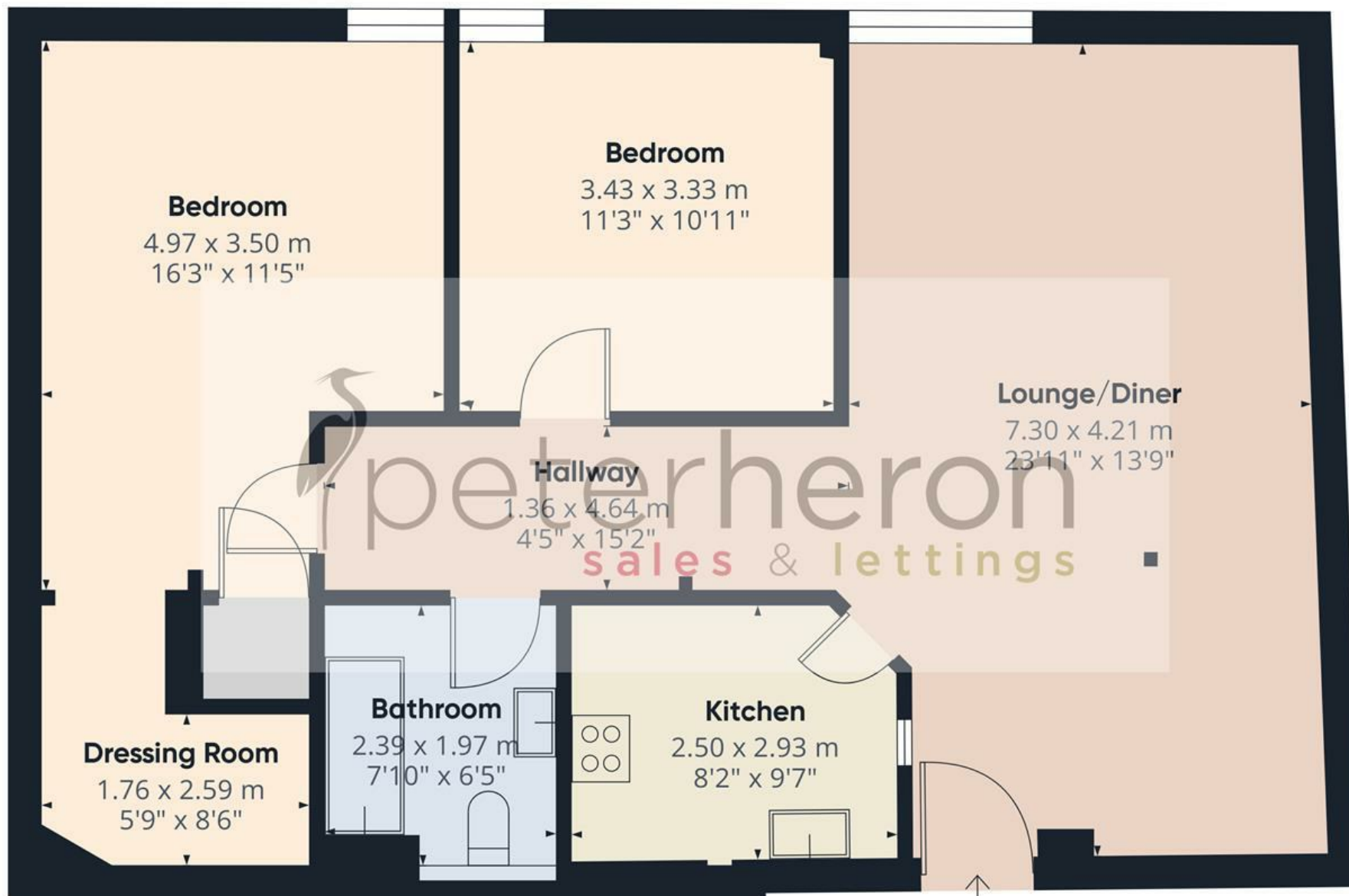
## Ombudsman

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>

81.5 m<sup>2</sup>  
878 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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