









A spacious top floor apartment, situated within the attractive gated Royal Courts development, providing easy access into Sunderland City Centre. Internally the well-presented, private accommodation includes a hall a generous 16ft lounge, a breakfasting kitchen, double bedroom and an upgraded modern bathroom. Features include gas central heating to radiators, well-maintained communal grounds and an allocated parking space as well as visitors parking facilities. This convenient location is close to local amenities and provides easy access into Sunderland City Centre and offers excellent transport links, including the nearby University Metro Station with direct links through to Newcastle. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via security entrance door and a staircase leading to upper floors.

Top Floor - Private Accommodation

Access via entrance door to

Hallway

Central heating radiator.

Lounge 13'2" x 16'11"



Two double glazed windows and two central heating radiators.

Breakfasting Kitchen 11'5" x 10'11"



Approx measurements as irregular shape room. Fitted with modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, central heating radiator, built in cupboard housing the central heating system, space has been provided for the inclusion of a washing machine and fridge freezer.

Bedroom 1 13'2" max including fitted robes x 8'7"



Double glazed window, central heating radiator and fitted wardrobes.

Bathroom



Low level WC, pedestal washbasin and panel bath with shower attachment over, central heating radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Attractive well maintained communal gardens and grounds. Private allocated parking bay and also visitor parking.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Sales Viewing Arrangements

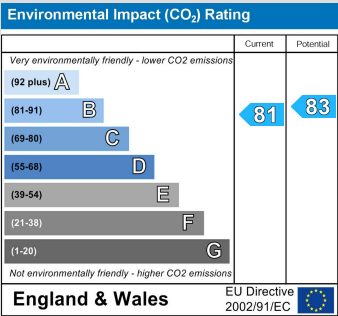
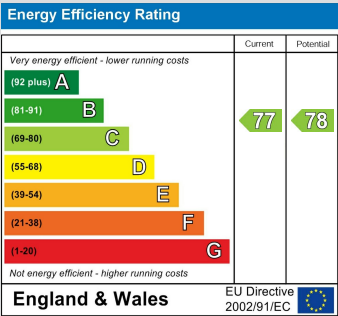
To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a viewing online at peterheron.co.uk

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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