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Park Place West, Ashbrooke, Sunderland

£79,950











An attractive and well presented, two bedroom first floor flat on this private tree lined road, benefiting from a communal rear yard with a remote control roller shutter access door providing off street parking. Internally the private accommodation includes a hall, lounge, breakfasting kitchen, two bedrooms and a bathroom/wc. This location provides excellent access to local amenities, the shops, cafes, bars and restaurants in the City Centre and offers road and public transport links to wider parts of the region. With no upper chain involved, viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via entrance door.

## Communal Entrance

Staircase to first floor.

## Private Accommodation

## Entrance Hall

## Lounge 15'9" x 5'10" not including recess



Single glazed sash window to front.

## Breakfasting Kitchen 8'11" x 15'8"



Wall and base units with work surfaces over incorporating sink and drainer unit. Cooker and space has been provided for the inclusion of fridge freezer and washing machine. Single glazed window to rear, wall mounted boiler and radiator.

## Bedroom 1 15'4" x 7'1"



Single glazed sash window to front and radiator.

## Bedroom 2 11'8" x 7'11"



Single glazed sash window to front and radiator.

## Bathroom



Low level WC, pedestal wash hand basin and panelled bath with shower attachment and radiator.

## Outside

Communal courtyard to the rear with remote control roller shutter access door providing off street parking space if required.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/4/2002 and the Ground Rent is £6.00 per annum.

The service charge is approximately £8.75 pm for cleaning communal areas, £9pm for electricity, and gardener to be confirmed.

Ground rent review period (year/month) - to be confirmed

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

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# MAIN ROOMS AND DIMENSIONS

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.

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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

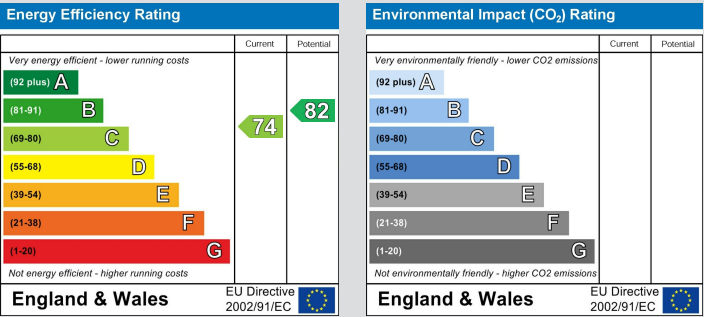
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



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