















This delightful two bedroom first floor apartment is set within gated, mature grounds in the highly sought-after Ashbrooke Conservation Area. The well appointed accommodation briefly comprises a communal entrance hall, private entrance hall, spacious lounge, fitted kitchen, two well-proportioned bedrooms, a principle bedroom with an en-suite shower room and there is a main bathroom/wc. The property benefits from gas central heating throughout and a communal storage room. Boasting an array of period features, this charming home combines character with comfortable modern living. Externally, residents can enjoy beautifully maintained communal gardens along with secure off-street parking. Ideally located close to a range of local amenities and well-regarded schools, the property also benefits from excellent transport links to Sunderland City Centre and wider road networks. Early viewing is highly recommended to fully appreciate all that this special property has to offer. No onward chain.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor



Access via communal entrance door.

## Entrance Hall



2x double radiators and storage cupboard.

## Lounge 18'1" x 12'11"



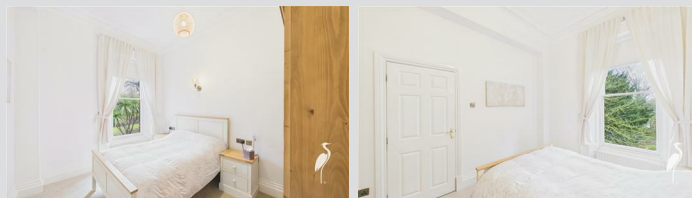
4x single glazed windows and 3x double radiators.

## Kitchen 10'5" x 8'9"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker good. Space for a fridge freezer and washing machine. Single glazed window. Double radiator.

## Bedroom 1 9'6" x 12'4"



Single glazed window and radiator. Door to en-suite.

## En-Suite Shower Room



Low level WC, washbasin and dual head waterfall shower, chrome heated towel rail.

## Bedroom 2 7'1" x 12'5"



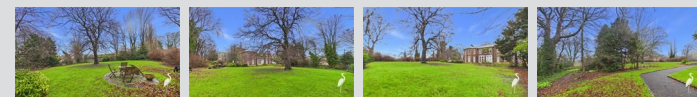
Single glazed window and double radiator.

## Bathroom



Low level WC, washbasin and bath, radiator.

## Outside



Communal gardens.

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# MAIN ROOMS AND DIMENSIONS

## Communal Storage Room 5'8" x 6'6"

Shelving on either side with an area for bikes in between.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Leasehold

We are advised by the Vendors that the property has a share of the freehold with a Lease Term of 125 years from 1/1/1997 and the Ground Rent is £0.

The service charge is £1,776.57 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.

## 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

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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

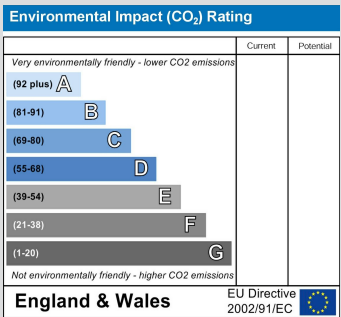
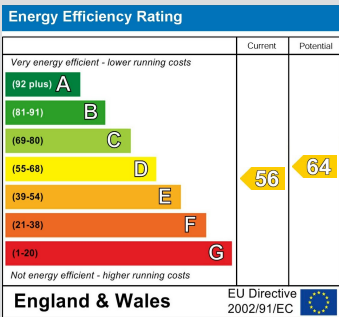
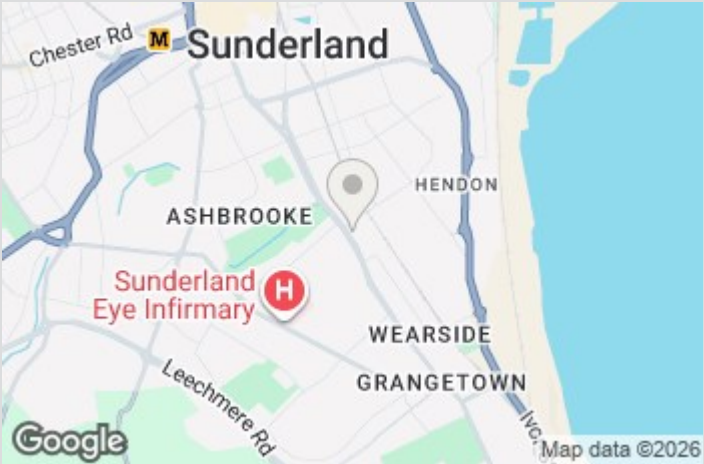
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

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

66 m<sup>2</sup>

711 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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