













This refurbished two bedroom ground floor apartment, provides spacious and immaculate accommodation within this sought after development. Internally the well appointed private accommodation includes a hall, generous lounge that is open plan with an attractive fitted kitchen, principle bedroom with an en-suite shower room, a second well-proportioned bedroom and there is a main bathroom/wc. This location provides ideal access to local amenities, shops and schools as well as offering excellent links to surrounding areas. The apartment benefits from an allocated parking space and there are pleasant communal grounds. With immediate vacant possession and no upper chain involved, we highly advise arranging a viewing to fully appreciate the accommodation on offer.

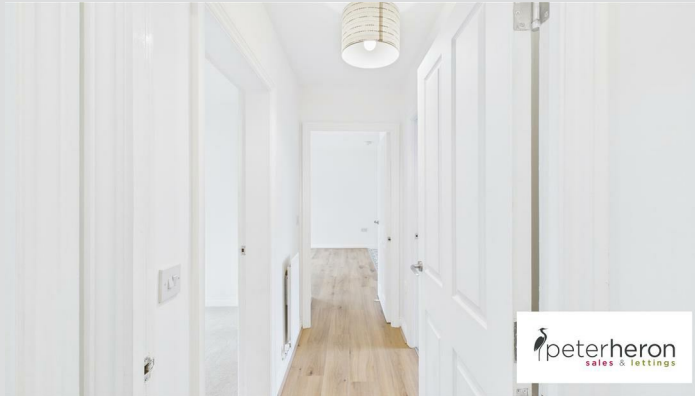


# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via Composite entrance door.

### Reception Hall



Security intercom entry system, radiator and storage cupboard.

### Living Room 16'4" x 11'0"



2x double glazed windows and radiator. Open plan into kitchen.

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



Wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap.

Integrated oven, gas hob and cooker hood. Space for low level fridge and freezer and washing machine. Double glazed window and radiator.

### Bedroom 1 12'3" x 9'3"



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

### En-Suite Shower Room



Low level WC, washbasin and walk in shower cubicle with dual head waterfall shower, radiator.

### Bedroom 2 11'3" x 8'8"



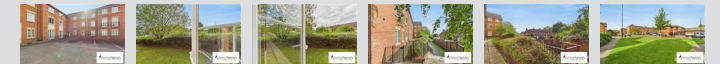
Double glazed window and radiator.

### Bathroom



Low level WC, washbasin and bath, radiator.

### Outside



Allocated parking to front. Greenery surrounding building making for scenic views from apartment windows.

### Council Tax Band

The Council Tax Band is Band

### Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the client there are 105 years remaining on the lease and the Ground Rent is £222.48 per annum.

There is quarterly service charge of £318.30, the service charge includes building insurance, cleaning and maintenance of all communal areas, including the bin store and refuse management.

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.

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

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Important Notice - Particulars

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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

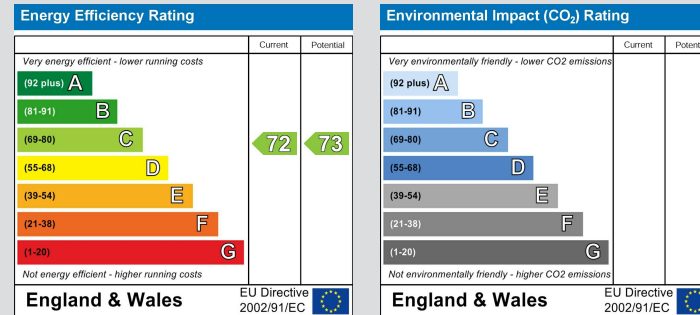
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

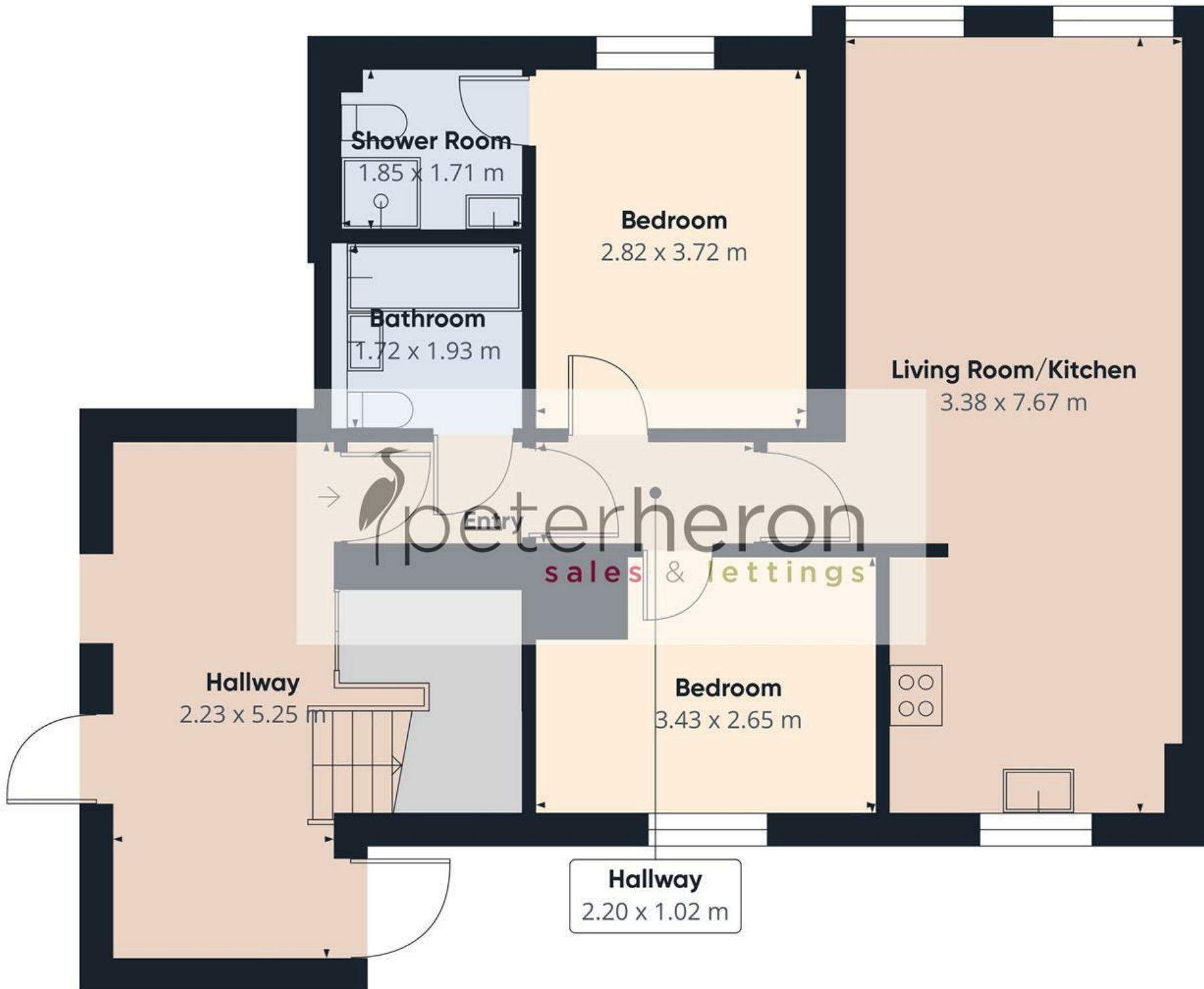
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## 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>  
73.7 m<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.