peterheron
sales & lettings



Low Street, City Centre, Sunderland

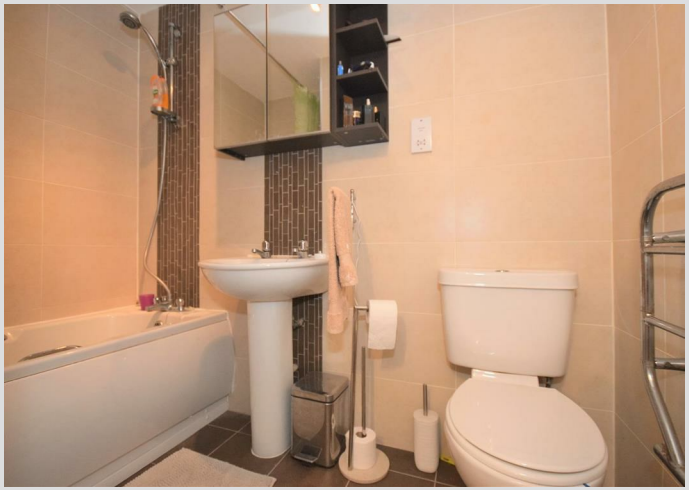
Asking price £69,950











With delightful river views, is this spacious and very well-presented third floor apartment in this modern purpose-built block, benefiting from an allocated parking space. Internally the private accommodation includes a hall, a generous L-shaped lounge / diner, fitted kitchen, two well-proportioned bedrooms and a bathroom. Benefits of the property include security entry system and lift access to all floors. The ideal location of the apartment provides excellent access into Sunderland City Centre, a range of local amenities and to transport links to surrounding areas. Viewing essential to fully appreciate the spacious accommodation and superb views this attractive apartment has to offer.

MAIN ROOMS AND DIMENSIONS

Communal Entrance
Access via security entrance door into

Communal Hall
Stair and lift access to upper floors.

Third Floor - Private Accommodation
Access via entrance door to

Entrance Hall



Electric storage heater and two built in cupboards, one providing storage space and the other housing the hot water cylinder.

Lounge/Diner 16'7" x 13'11" plus 8'7" x 7'11"





Double glazed door leading out to balcony, double glazed windows providing superb river views and there is an electric storage heater.

Kitchen 7'6" x 7'6"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and hob, microwave and dishwasher, space has been provided for the inclusion of a fridge freezer and washing machine.

Bedroom 1 14'4" x 12'4"



Double glazed window to rear and electric wall mounted heater.

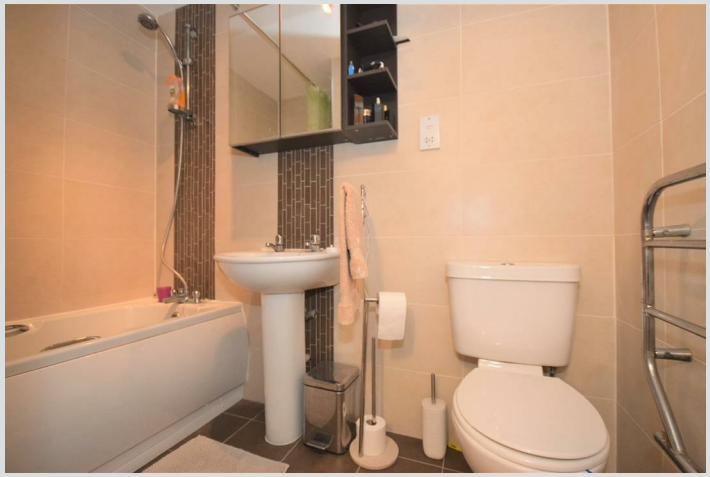
Bedroom 2 9'5" x 12'4"



Double glazed window and double glazed door leading out to rear balcony, and an electric wall heater.

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and panel bath with shower attachment, part tiled walls and tiled floor, electric heated towel rail.

Outside



Allocated parking space.

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.

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.

Important Notice
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
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.
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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.

MAIN ROOMS AND DIMENSIONS

