Customs House, West Sunniside, Sunderland £55,950

An impressive top floor apartment in the heart of the City Centre, close to shops, bars and restaurants as well as excellent transport links. Access to the building is via a security entrance door into the communal hall with staircase to the upper floors. The private accommodation is well presented throughout and includes a hall, open plan lounge and kitchen with integrated appliances, a spacious double bedroom and a generous bathroom. Viewing essential to appreciate this superb apartment.

MAIN ROOMS AND DIMENSIONS

Communal Entrance
Via security entrance door leading through to

Communal Reception Hall
Staircase leading to upper floors.

Top Floor Apartment
Access via entrance door to

Entrance Hall

Electric wall mounted heater and sash window with secondary glazing.

Open Plan Lounge/Kitchen 14'8" x 17'0"

Maximum measurements as sloping ceiling with three sash windows with secondary glazing.

Kitchen
Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven, hob, fridge, freezer, dishwasher and washing machine, electric wall mounted heater.

Bedroom 14'7" x 12'2"

Approx measurements as sloping ceiling, sash windows to two sides with secondary glazing and electric wall mounted heater.

Bathroom 9'4" x 9'11"

Low level WC, pedestal washbasin and panel bath with mains shower over, electric ladder style heated towel rail, sash window with secondary glazing, tiled floor, part tiled walls and built in cupboard.

Council Tax Band
The Council Tax Band is Band B.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 106 years remaining on the lease. The Ground rent is £150.00 per annum.

The service charge £149.00 per month.

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 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.
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.

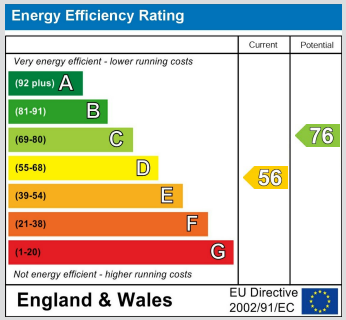
Fawcett Street Viewings
To arrange an appointment to view this property please

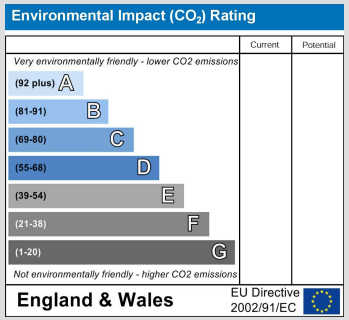
MAIN ROOMS AND DIMENSIONS

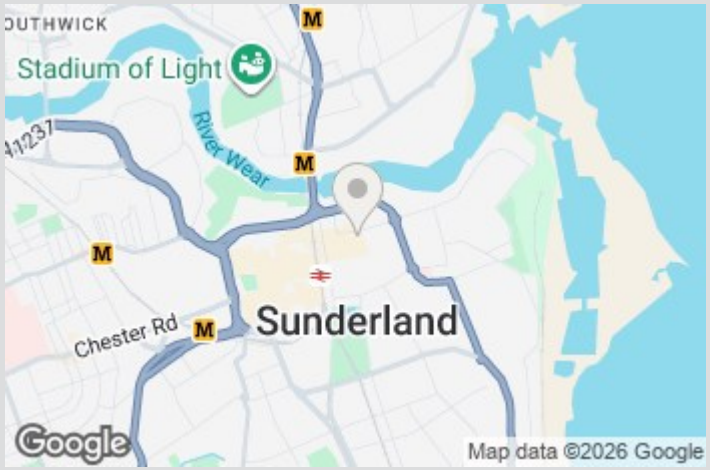
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

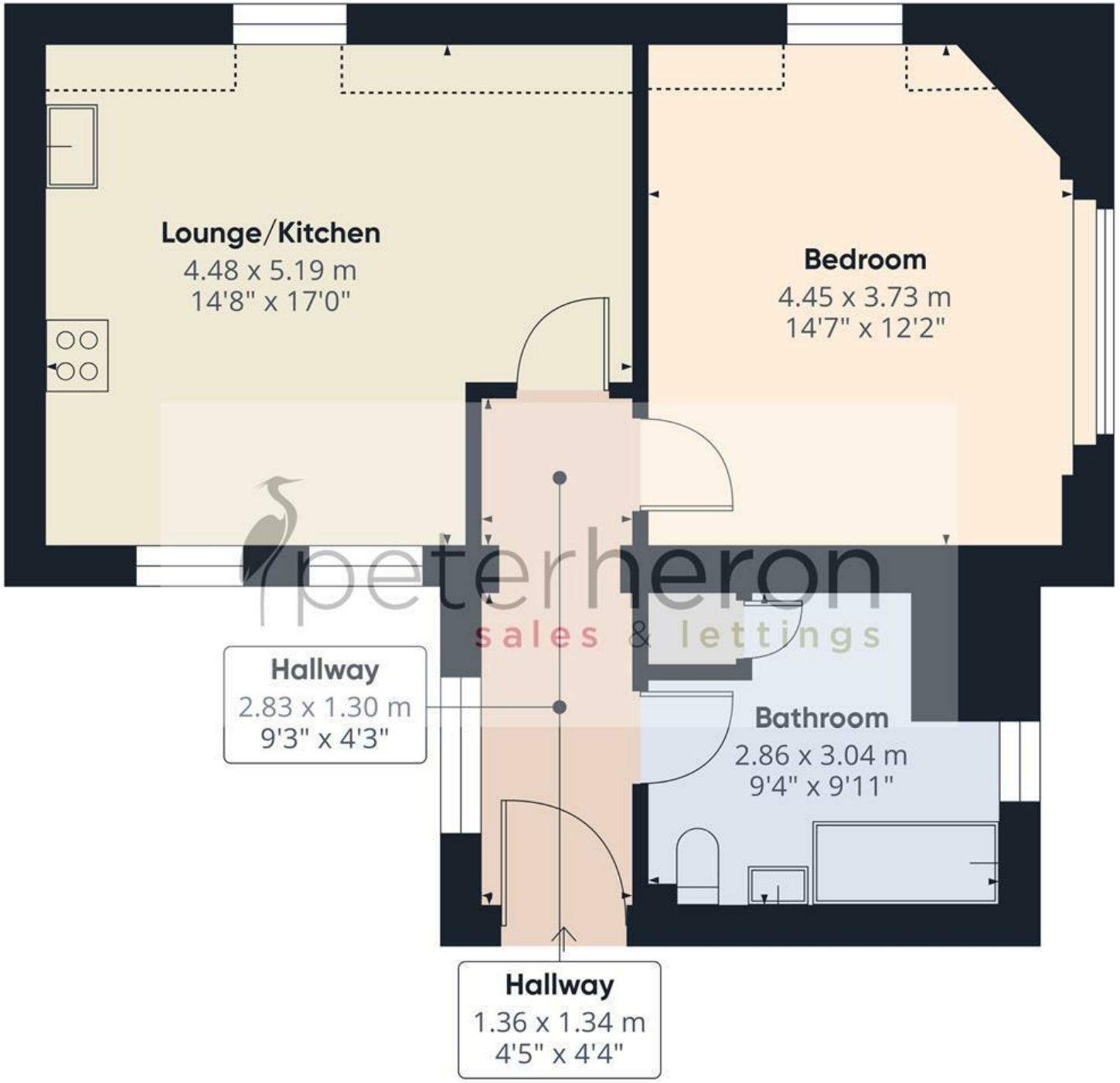
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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(1)

50.7 m²

545 ft²

Reduced headroom

2.2 m²

24 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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