





peterh
sales





This stunning, refurbished ground floor apartment, features a stylish interior and the benefit of an allocated parking space, situated within the highly regarded Ashbrooke Conservation area. Internally the immaculate private accommodation includes a hall and a fabulous open plan living area and kitchen with French doors to the rear, incorporating a Juliet balcony. The kitchen is fitted with a range of impressive units and a selection of integrated appliances. There is a modern bathroom/wc and a double bedroom with a decorative, period fireplace and French doors to the rear, incorporating a Juliet balcony. Externally residents have the use of beautiful, mature gardens and there is a parking space, allocated to the apartment. This location is ideally located for local amenities, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All On Ground Floor

Access via impressive communal door into communal entrance.

Communal Entrance



Well kept and tastefully presented communal hallway with entrance door to accommodation.

Entrance Hall

Security entry phone system and cast iron radiator.

Living/Kitchen Area 19'6" x 12'2"



Range of modern wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and hood, fridge freezer and washing machine. Cast iron radiator and French doors opening onto a Juliet balcony.

Bedroom 12'1" x 11'8"



French doors opening onto a Juliet balcony, cast iron radiator and period style fireplace surround.

Bathroom 5'8" x 8'1"



Bath with shower over, low level wc and wash basin. Chrome heated towel rail.

Outside



Allocated parking, visitor parking and stunning, well kept communal gardens surrounding the building.

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 125 years from 1/1/2007 and the Ground Rent is £100 per annum.

The service charge is £1320.00 per annum (paid till end of December 2026).

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.

Visit www.peterheron.co.uk or call **01915103323**

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

MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

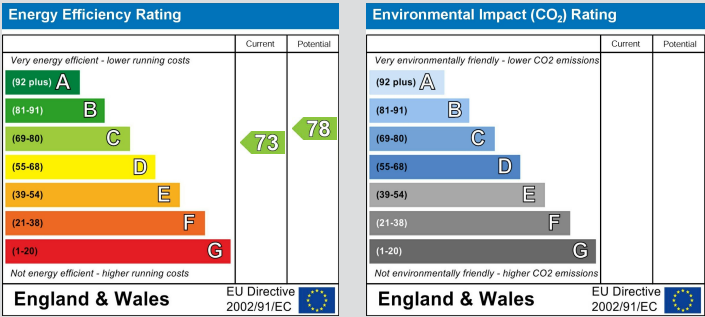
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

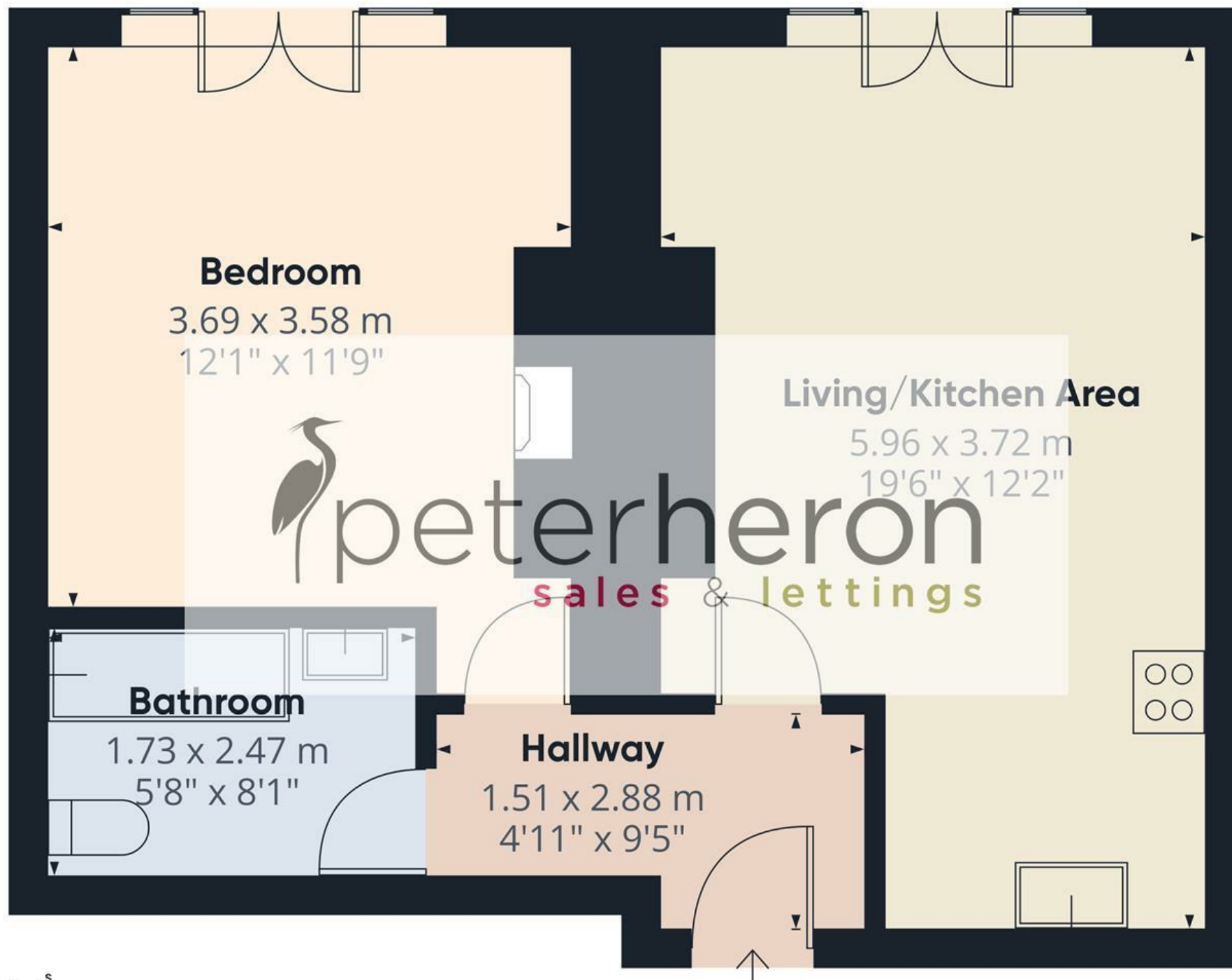
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call **01915103323**

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



Approximate total area⁽¹⁾

41.4 m²

446 ft²

(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.

GIRAFFE360