





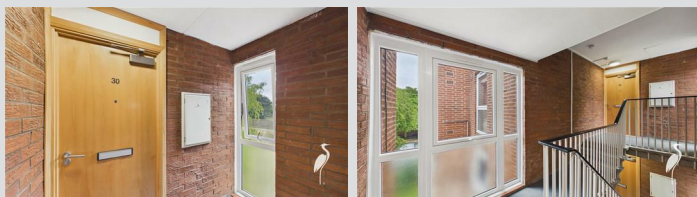




A spacious top floor one bedroomed apartment with lovely green views to the front, set in this convenient location of Moorside, ideal for Doxford International Business Park, Nissan, Sunderland City Centre and the A19, with Morrisons Supermarket nearby. Perfect for first time buyers and those wishing to downsize. The accommodation comprises:- communal entrance hall with stairs to top floor apartment, lounge, fitted kitchen, bedroom with fitted wardrobes and a bathroom. Externally there are communal gardens and a garage in a nearby block. No upward chain. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Top Floor Apartment

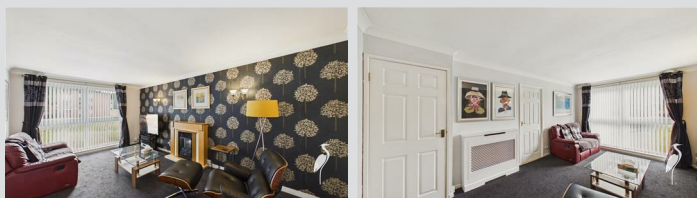


## Entrance Hall



Two storage cupboards.

## Lounge 17'3" x 10'9"



Double glazed window, radiator and storage cupboard. Door to kitchen.

## Kitchen 11'8" x 7'10"



Range of wall and base unit's with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for a fridge freezer and washing machine. Electric heater and double glazed window.

## Bedroom 11'6" x 10'9"



Double glazed window, electric heater and built in furniture.

## Bathroom



Bath with shower over, vanity unit comprising low level wc and wash basin, chrome heated towel rail.

## Outside

Garage in nearby block.

## 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 there are 88 years remaining on the lease and the ground rent is £0.

The service charge is £430.47 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 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

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# MAIN ROOMS AND DIMENSIONS

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

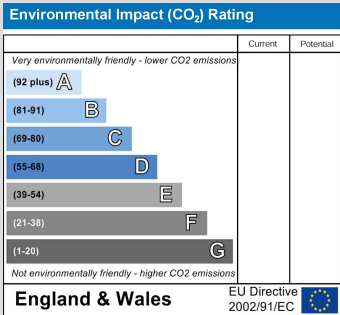
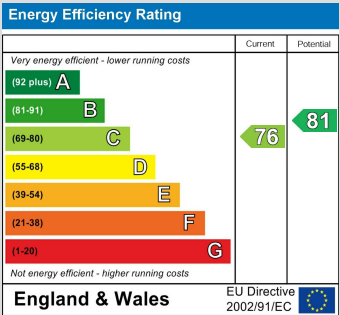
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

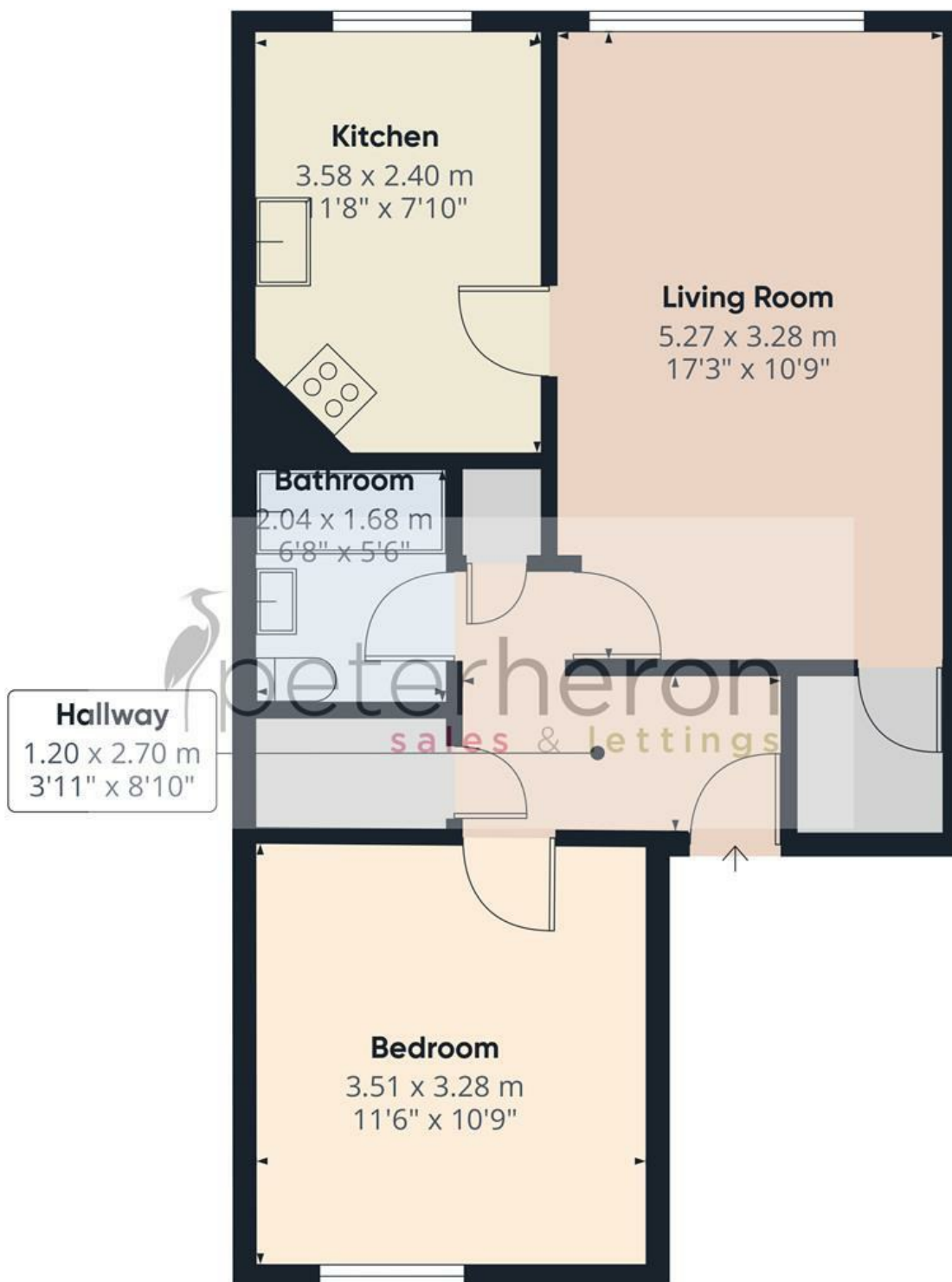
## Ombudsman

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>**

49.7 m<sup>2</sup>

535 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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