









This spacious and immaculately presented two bedroom top floor apartment has recently undergone a programme of updating and modernisation to provide a most impressive standard of accommodation. Situated in the highly sought after Corby Gate, the apartment enjoys a delightful position within the leafy Ashbrooke conservation area. Internally the beautifully appointed private accommodation includes an entrance hall with attractive 'Karndean' flooring and built in storage cupboards, a generous lounge that opens out into a dining room, a fitted kitchen, two double bedrooms and a fabulous, contemporary shower room/wc. Benefits of the apartment include security entry system, appealing, well kept communal gardens and a single garage in a nearby block. This popular and desirable location, offers convenient access to local amenities, as well as providing excellent links to surrounding areas and major road connections. Early viewing is essential to appreciate this wonderful apartment.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via security entrance door, there is a staircase to the upper floors.

Private Accommodation

Access via entrance door to

Entrance Hall



There is a radiator, Karndean flooring, a built in cloaks cupboard and a built in storage cupboard.

Lounge 15'8" x 11'9"



This spacious room has a double glazed window, radiator and opens through into the dining room.

Dining Room 11'3" x 8'11"



With a double glazed window, radiator and door connecting through to the kitchen.

Kitchen 9'8" x 8'11"



Fitted wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven, gas hob, space has also been provided for the inclusion of a fridge freezer and a washing machine, there is a double glazed window, tiled floor and wall mounted boiler.

Bedroom 1 11'10" x 18'3"



Double glazed window and a radiator.

Bedroom 2 12'4" maximum including fitted robes x 9'5"



Double glazed window, radiator and fitted mirror fronted sliding door wardrobe.

Shower Room



Contemporary suite comprising a low level WC, wash hand basin set into vanity unit and walk in shower with mains fed shower, there is a tiled floor, tall feature radiator and a double glazed window.

Outside

There are delightful well maintained communal gardens, residence parking and the apartment also benefits from a single garage located in a nearby block.

Important Notice

Please note we have been advised apartments in this development can not be rented under terms of their lease.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 29/01/1981 and the Service charge is £480.00 every 6 months.

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

Peter Heron Ltd for themselves and for the vendors of this

Visit 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

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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

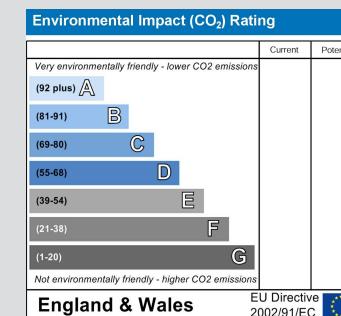
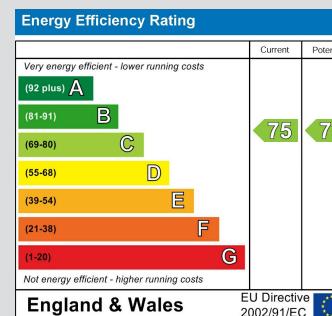
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



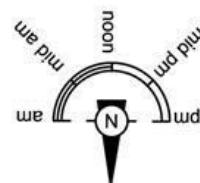
Tried. Trusted. Recommended.

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

Visit www.peterheron.co.uk or call 0191 510 3323



Ground Floor
Approximate Floor Area
(73.83 sq.m)



21 Corby Gate