

An immaculately presented top floor flat, ideally within the highly sought after area of Ashbrooke, available with immediate vacant possession and no upper chain involved. Internally the private accommodation is accessed at first floor level with a staircase leading up to the top floor landing that has a Velux window providing natural light and a useful built in storage cupboard. There is an attractive lounge that connects though to a breakfasting kitchen and there is a double bedroom and bathroom/wc. This location is well placed for local amenities as well as being within easy reach of Sunderland City Centre and transport connections. We highly advise viewing.



# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via entrance door.

## Communal Hallway

Staircase to upper floors.

## Private Accommodation - Top Floor

Access via entrance door with staircase to landing area.

## Landing Area



Velux window providing natural light and useful built in cupboard.

## Lounge 16'4" x 8'2"



Approximate as sloping ceiling. Two Velux windows and two radiators. Door to kitchen.

## Kitchen 8'2" x 6'7"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and electric hob, space for fridge, freezer and washing machine, single glazed window to rear and wall mounted boiler.

## Bathroom



Low level WC, pedestal washbasin and panel bath, chrome ladder style radiator, tiled walls and floor, single glazed window.

## Bedroom 1 10'2" x 8'10"



Approximate as sloping ceiling. Velux window and radiator.

## 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 999 years from 25/2/2005. There is no ground rent.

The service charge is £200.00 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

Visit [www.peterheron.co.uk](http://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

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

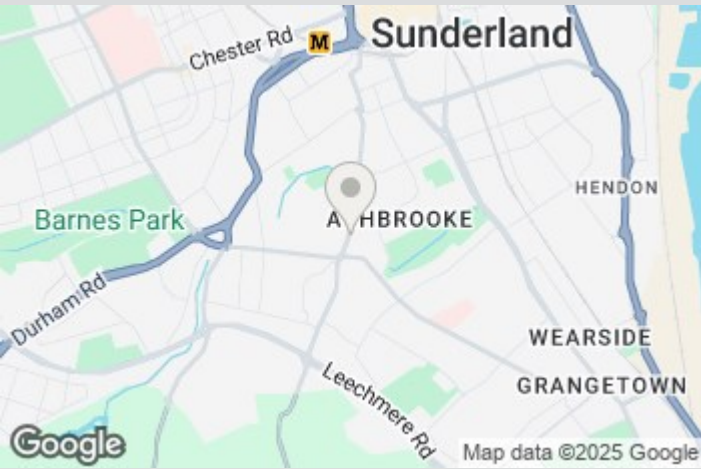
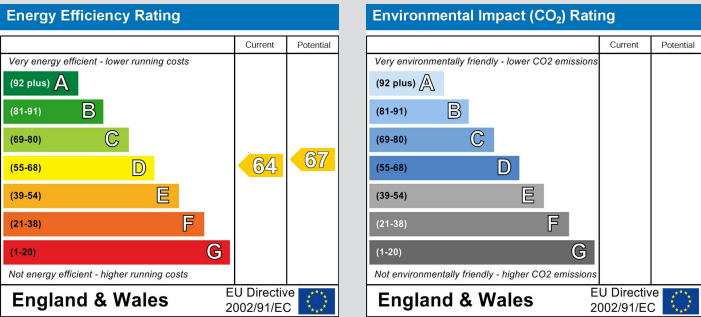
## Opening Times

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](http://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

