









An impressive, two bedroom top floor apartment with its own private balcony, set within this attractive development in Ashbrooke, available for sale with immediate vacant possession and has no upper chain involved. Internally the private accommodation includes a hall, lounge with access to the private balcony, an open plan modern fitted kitchen, principle bedroom with en-suite shower room/wc, a second well-proportioned bedroom and a bathroom/wc. Externally there are pleasant communal gardens and residents parking facilities. The apartment is in a popular location and is close to local amenities as well as being within easy reach of Sunderland City Centre and transport connections. We highly recommend viewing to appreciate this superb apartment.

# MAIN ROOMS AND DIMENSIONS

## All On One Floor

Access via communal entrance door, stairs leading to second floor and wooden entrance door to accomodation.

## Reception Hall



Access hatch to loft, storage cupboard and electric heater.

## Lounge 16'5" x 11'3"



Double glazed wooden doors to balcony, electric heater and open plan into Kitchen.

## Kitchen 11'1" x 8'9"



Range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer

with mixer tap. Integrated oven, gas hobs and cooker hood and a washing machine. Space for a fridge freezer.

## Bedroom One 11'3" x 9'2"



2x Double glazed windows to rear elevation, electric heater and Door to en suite.

## En Suite Showerroom



Walk in shower cubicle, low level wc and hand wash basin. Double glazed window to front elevation.

## Bedroom Two 9'8" x 8'10"



Double glazed window to rear elevation, electric heater and storage cupboard.

## Bathroom



Bath with shower tap, low level wc and hand wash basin. Double glazed window to front elevation.

## Outside



Private, resident only parking.

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

## 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 2001 and the Ground Rent is £55.00 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.

## Council TaxBand

The Council Tax is Band C.

## Important Notice

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

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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.

## Viewings Fst

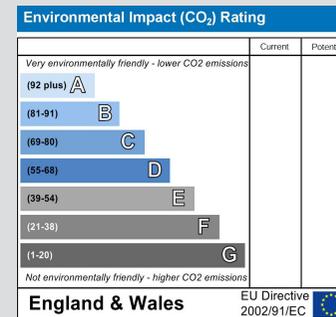
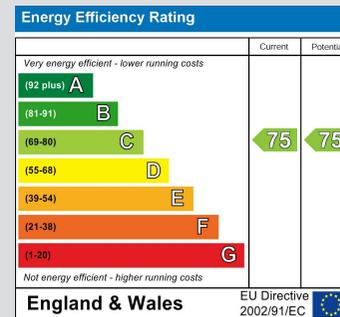
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

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