









Occupying a highly sought after position on this fashionable modern "Yuill built" estate, we introduce to you this larger than average two bedroom two bathroom first floor apartment which is available with immediate vacant possession and is perfect for professional couples. Boasting an open plan living room and kitchen, two bedrooms, large en-suite bathroom and a separate bathroom. Externally there are communal gardens, allocated parking and visitor parking. With a courtyard situation with an open aspect to the front overlooking Barnes Park, this lovely apartment is located central to both the City centre and A19 and is perfect for Nissan, Doxford International Business Park, the University Precinct and Sunderland Royal Hospital. Boasting excellent transport links to the A1M, Durham City, Newcastle upon Tyne and region beyond, immediate internal inspection is strongly urged to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

All on First Floor

Four panel door to

Entrance Vestibule

Laminate flooring and single radiator.

Hallway



Phone entry point system, laminate flooring, single radiator, double doors to

Living Room 13'8" x 20'9"



This is a wonderful space which shares an open plan arrangement with the kitchen and features a UPVC double glazed French patio doors to both front and rear elevations, opening out onto Juliet Balconies, to the front there is superb views across the extension of Barnes Park. Laminate flooring, double radiators.

Kitchen



Wall and floor cupboards with granite coloured working surfaces and upstands, plumbing for automatic washing machine, gas hob with overhead extractor hood, built under electric oven, space for fridge freezer, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators. Tiled floor. Worktop lighting. UPVC double glazed window to rear elevation.

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MAIN ROOMS AND DIMENSIONS

Master Bedroom (front) 11'3" x 15'8"



Maximum dimensions into UPVC double glazed bay window to front elevation, double radiator, laminate flooring, built in wardrobe

En-Suite Bathroom



Low level WC, washbasin, double shower cubicle and bath - attractive white suite with part tiled walls, tiled floor, UPVC double glazed window to front elevation, wall mounted extractor unit, single radiator.

Bedroom 2 (rear) 10'1" x 7'6"



UPVC double glazed window to rear elevation, double radiator and laminate flooring.

Bathroom



Low level WC, washbasin and bath - attractive white suite

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MAIN ROOMS AND DIMENSIONS

with part tiled walls, tiled floor, double radiator, UPVC double glazed window to rear elevation, wall mounted extractor unit.

Outside



Communal gardens to front and rear. Communal car park with allocated parking and visitor parking.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Important Notice

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars

are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice

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.

Fawcett Street Viewings

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

Council Tax Band

We have been advised by our Clients this property is Council Tax Band B and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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