









A beautifully presented, two bedroom top floor apartment, featuring a stylish interior within this elegant terrace in the Ashbrooke Conservation area, on the periphery of the City Centre. The Esplanade is a private road accessed via electric gates where the apartment benefits from residents parking and access to the delightful communal grounds. A security entry system leads through to an impressive communal reception hall with staircase leading to the upper floors. The immaculately presented private accommodation includes a hall, a fabulous open plan lounge and a superb, contemporary fitted kitchen. There are two double bedrooms and a modern bathroom/wc. This convenient location is within easy access of Sunderland City Centre, Park Lane Interchange and Metro Station, Mowbray and Backhouse Park, Shops, Cafes and Bars. We highly recommend early viewing to appreciate this stunning apartment.

# MAIN ROOMS AND DIMENSIONS

## All On One Floor

Access via communal entrance door with stairs to top floor and door to accommodation.

## Entrance Hall



Radiator, storage cupboard and access point to loft.

## Lounge 17'10" x 16'10"



1x single glazed sash window, 2x double glazed windows, 2x radiators and 2x storage cupboards. Open plan into kitchen.

## Kitchen 8'1" x 6'4"



Wall and base units with countertops over incorporating a

single bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and hood, washing machine and low level fridge.

## Bedroom 1 14'7" x 17'1"



2x Skylight windows and 2x radiators.

## Bedroom 2 16'5" x 8'2"



Skylight window and radiator.

## Bathroom



Low level WC, washbasin and bath with dual head waterfall shower over, chrome heated towel rail.

## Outside



Communal gardens to the front of the property. Private access via an electric gate and resident only parking spaces.

## Council Tax Band

The Council Tax Band is Band B.

## 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 1/1/2009.

The service charges are £191.15 per month.

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

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# MAIN ROOMS AND DIMENSIONS

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

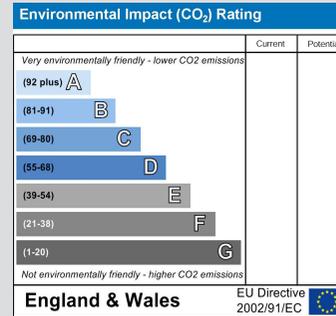
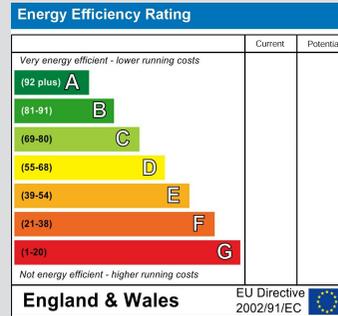
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

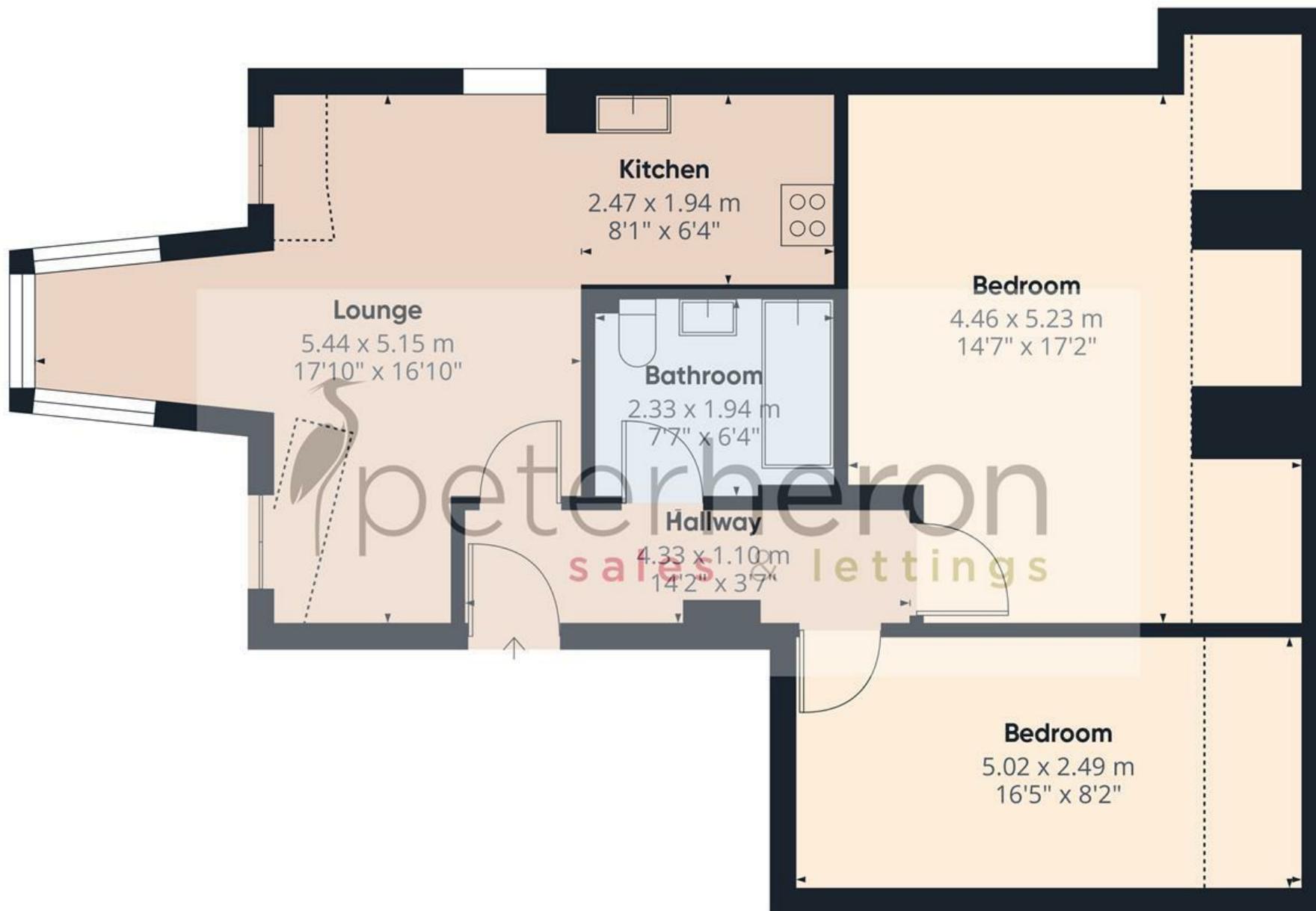
## Ombudsman

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>**

66.4 m<sup>2</sup>

714 ft<sup>2</sup>

**Reduced headroom**

9 m<sup>2</sup>

97 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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