

Lofthill, Moorside, Sunderland £70,000


LOVE


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A superb two-bedroom top-floor apartment, ideally positioned close to Doxford International Business Park with excellent access to the A19.

Stylishly presented throughout, the apartment features a spacious living room, fitted kitchen, two generous bedrooms and bathroom, plus an impressive five storage cupboards.

Further benefits include gas central heating, communal gardens, residents' parking and garage in a nearby block.

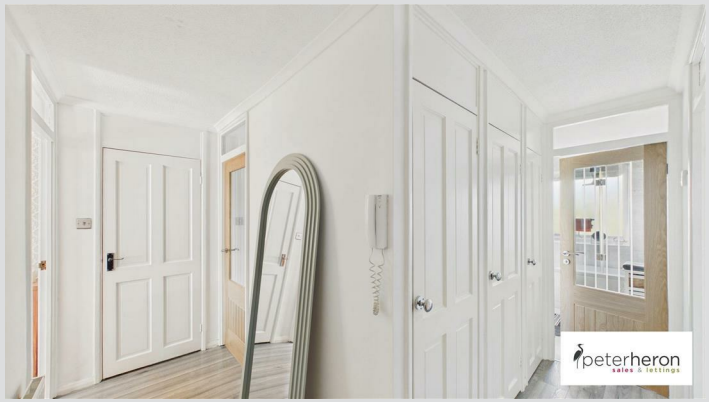
A fantastic, ready-to-move-into home in a highly convenient location. Early viewing is strongly recommended!

MAIN ROOMS AND DIMENSIONS

Top Floor Apartment
Access via entrance door.

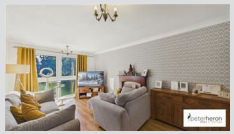
Entrance Lobby
Inner door to hallway.

Hall



Five storage cupboards and radiator.

Lounge 10'7" x 16'7"





Double glazed window, radiator and feature fireplace.

Kitchen 7'10" x 14'4"





Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for a fridge freezer and washing machine. Double glazed window and radiator.

Bedroom 1 8'11" x 13'8"




Double glazed window and double radiator.

Bedroom 2 7'10" x 7'8"



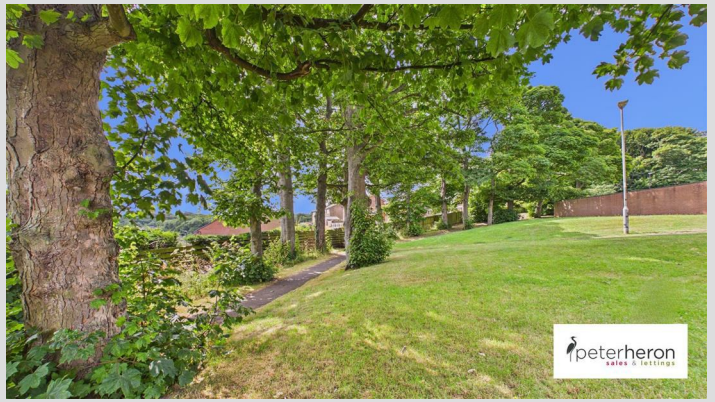

Double glazed window and radiator.

Bathroom



Bath with shower over, low level wc and wash basin. Radiator and double glazed window.

Outside



Communal gardens and parking. Garage in a nearby block.

Council Tax Band
The Council Tax Band is Band A.

MAIN ROOMS AND DIMENSIONS

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 88 years remaining on the Lease.

The service charge is £400 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.

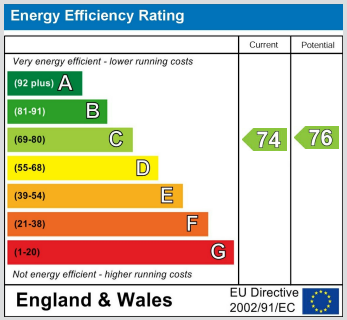
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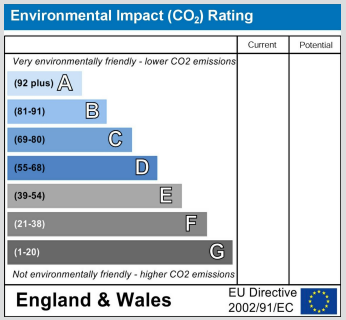
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

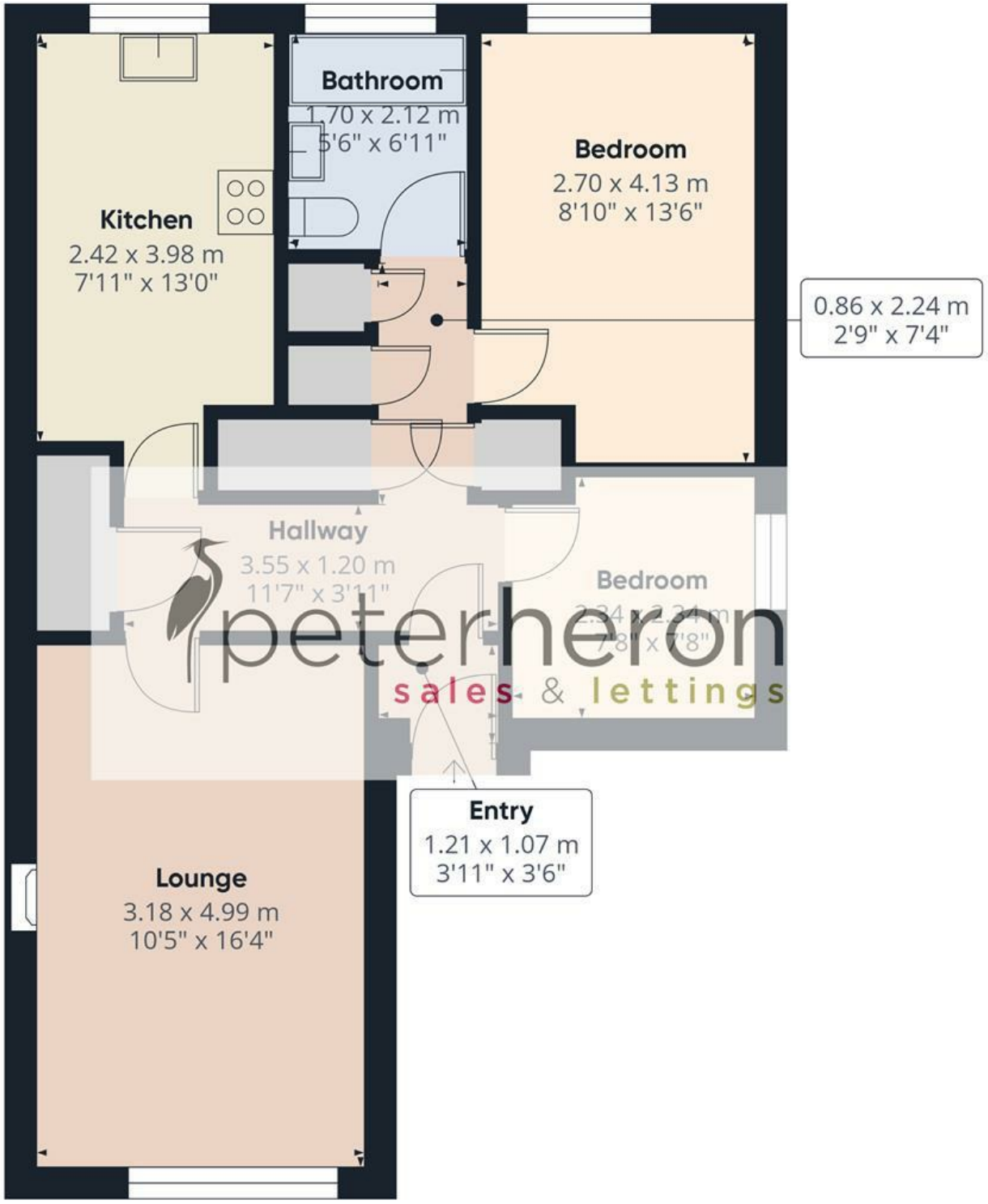
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









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Approximate total area(1)

57.3 m²

615 ft²

(1) Excluding balconies and terraces

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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