





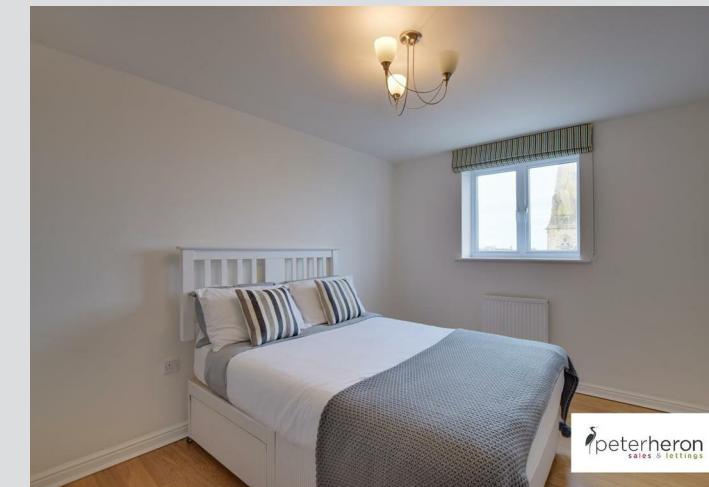




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SALES & LETTINGS



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An exceptional two double bedroom, upper level duplex apartment, featuring just under 1,100 square feet of accommodation and the benefit of two under ground parking spaces. Internally the private accommodation is stylishly presently throughout and is laid out over two floors. Accessed via an impressive reception hall with feature spiral staircase to the top floor, there is a 17ft lounge / diner, modern kitchen, a double bedroom and a bathroom/wc. On the top floor there is a superb master bedroom with fitted wardrobes and an en-suite shower room/wc. The apartment enjoys delightful, elevated views, central heating to radiators and double glazing. Residents of Park Hall benefit from lift access and this particular apartment, has two allocated parking spaces in the underground car park, accessed via remote controlled, security gates. The ideal situation of the property affords convenient access to an extensive range of local amenities, as well as providing excellent transport links to surrounding areas. Available with immediate vacant possession and no upper chain involved, we highly recommend viewing to the spacious accommodation this fabulous apartment has to offer.

MAIN ROOMS AND DIMENSIONS

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. The Ground Rent of £170 per annum.

Service Charges

A Service charge payable to Kingston is approx £1300-£1500 per annum (£110-125 per month). The service charge payment covers items such as buildings Insurance, water rates, cleaning of building and communal areas, gardening and building maintenance. Any prospective purchaser should however clarify this with their Solicitor prior to exchange of Contracts.

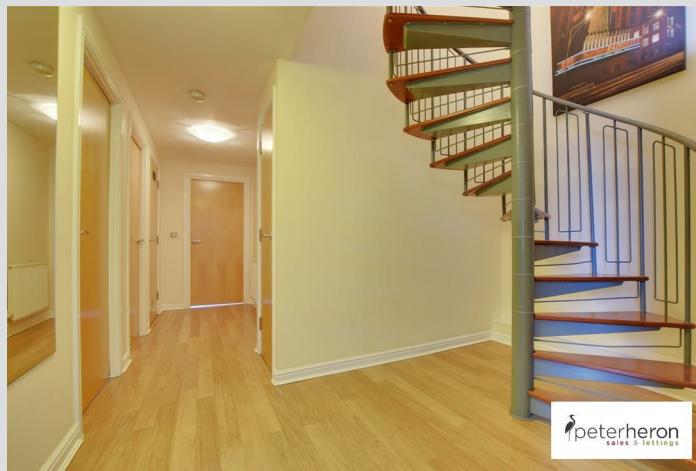
Communal Entrance

Access via security entrance door. Stair and lift access to upper floors and also to underground car park.

Private Accommodation

Access via entrance door to

Entrance Hall



Feature spiral staircase leading to top floor, radiator and built in cupboard.

Lounge/Diner 17'11" x 12'0" extending to 14'0"



This spacious room has five double glazed windows providing elevated views and radiator.

Kitchen 6'6"/.324'9" x 8'8" measurements not inc. entrance



Fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include and oven, hob, fridge and freezer. Space for washing machine. Double glazed window, radiator and tiled floor.

Bathroom



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

Bedroom 2 12'8" x 9'6"



Double glazed window providing elevated views and radiator.

Top Floor Landing

Door leading out to communal hall and internal door to

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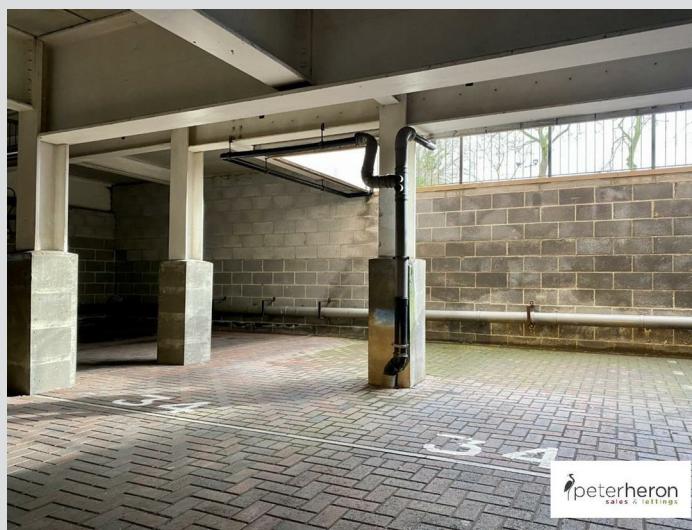
MAIN ROOMS AND DIMENSIONS

Master Bedroom 13'5" x 11'0" not including fitted robes



Approx. measurements as sloping ceiling, two velux windows, radiator, fitted wardrobes.

Outside



Benefiting from two underground car parking spaces access via remote control security gates.

En-Suite Shower Room



Low level WC, washbasin set onto vanity unit and step in shower cubicle with mains shower, chrome ladder style radiator and velux window.

Elevated Views



Council Tax Band

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

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

Important Notice Part 1

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 Part 2

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

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MAIN ROOMS AND DIMENSIONS

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.

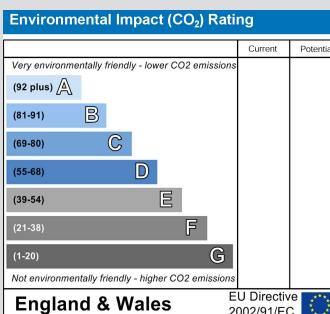
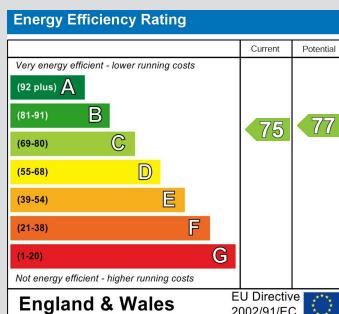
Opening Times

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.



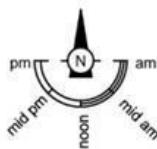
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Ground Floor
Approximate Floor Area
(59.02 sq.m)



First Floor
Approximate Floor Area
(28.74 sq.m)