





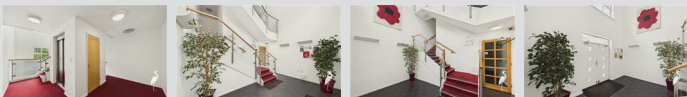




A superb two bedroom first floor apartment within this attractive development in this leafy area of Ashbrooke. Internally the well appointed private accommodation includes a hall, lounge featuring French doors with Juliet balcony and a modern fitted kitchen. There is a main bathroom/wc, master bedroom with fitted wardrobes and an en-suite shower room/wc and a second bedroom, also with fitted wardrobes. There are delightful, well maintained landscaped gardens with established planting, allocated parking and additional visitor parking to the front of the main building. The apartment benefits from stair and lift access to all floors. This location is ideal for access to local amenities, the City Centre and transport connections. With immediate vacant possession and no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Communal Entrance



Stairs to upper floors.

First Floor Accommodation

Access via entrance door.

Entrance Hall



Electric heater, storage cupboard and cupboard housing water tank.

Lounge 10'7" x 17'9"



UPVC double glazed French doors to Juliet balcony. Two electric heaters and open plan into kitchen.

Kitchen 8'7" x 10'11"



Range of wall and base units with countertops over

incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood, low level fridge and freezer, dishwasher, washing machine and pull down cabinet tambour door.

Bedroom 1 9'11" x 16'11"



Double glazed window, built in mirrored fronted sliding door wardrobes and electric heater.

En-Suite Shower Room



Low level WC, washbasin and shower cubicle, heated towel rail.

Bedroom 2 9'0" x 16'11"



Double glazed window to rear, built in mirrored fronted sliding door wardrobes and electric heater.

Bathroom



Low level WC, washbasin and bath, heated towel rail.

Outside



Communal gardens and allocated parking space and visitor parking.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 973 years remaining on the lease and there is no ground rent.

The service charge is £2,400.00 per annum.

Ground rent review period (year/month) - to be confirmed

MAIN ROOMS AND DIMENSIONS

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:-
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Fawcett Street Viewings

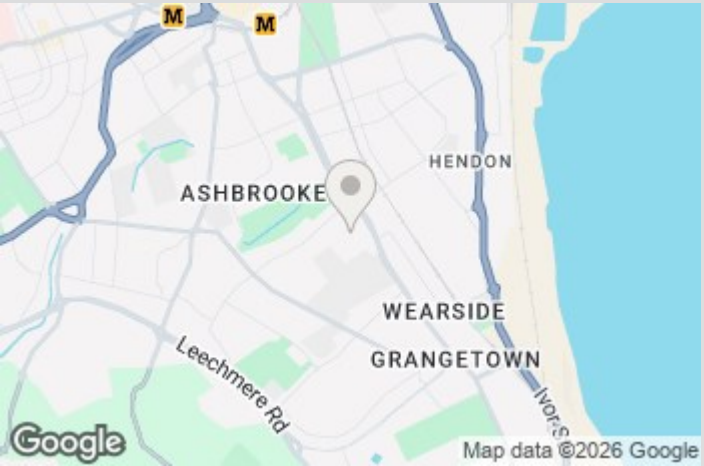
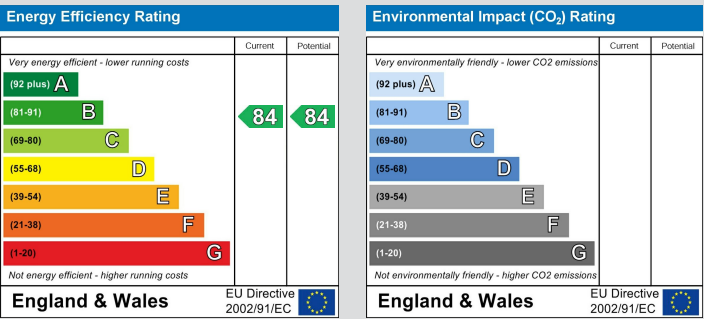
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

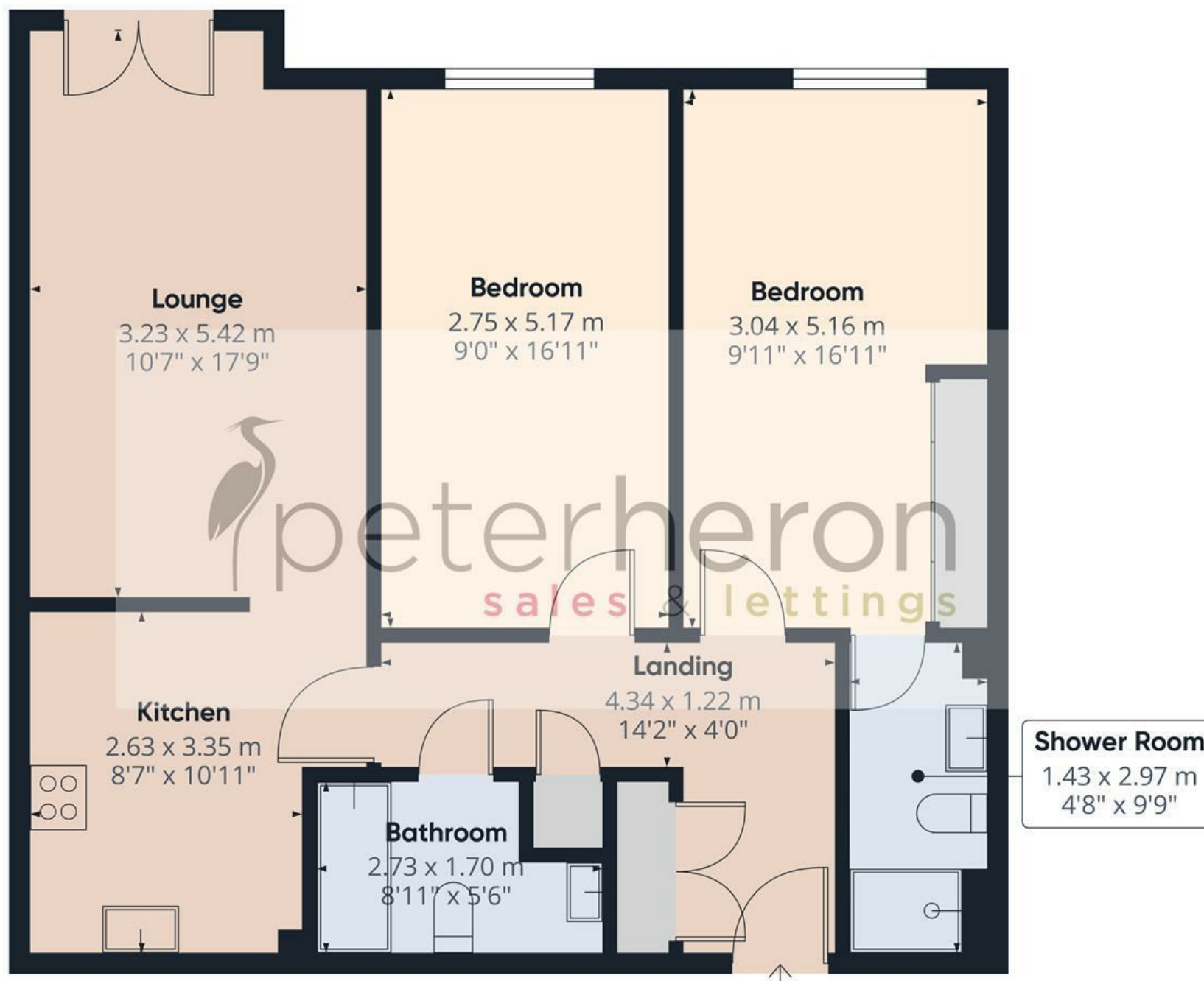
Ombudsman

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



Visit www.peterheron.co.uk or call 01915103323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate total area⁽¹⁾

74.6 m²

803 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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