

Ryhope Road, Ashbrooke, Sunderland £145,000











This delightful two bedroom first floor apartment is set within gated, mature grounds in the highly sought-after Ashbrooke Conservation Area. The well appointed accommodation briefly comprises a communal entrance hall, private entrance hall, spacious lounge, fitted kitchen, two well-proportioned bedrooms, a principle bedroom with an en-suite shower room and there is a main bathroom/wc. The property benefits from gas central heating throughout and a communal storage room. Boasting an array of period features, this charming home combines character with comfortable modern living. Externally, residents can enjoy beautifully maintained communal gardens along with secure off-street parking. Ideally located close to a range of local amenities and well-regarded schools, the property also benefits from excellent transport links to Sunderland City Centre and wider road networks. Early viewing is highly recommended to fully appreciate all that this special property has to offer. No onward chain.

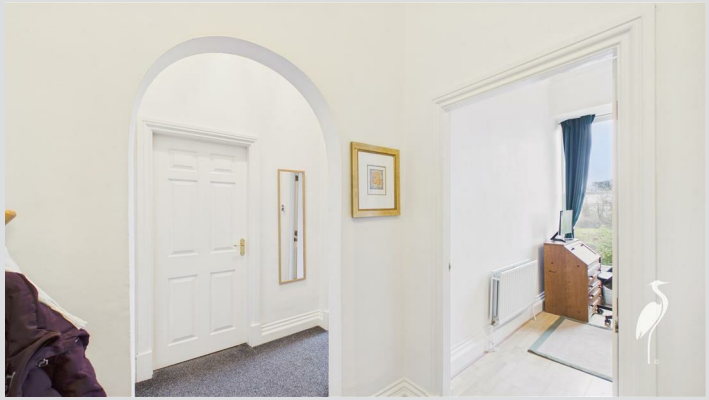
MAIN ROOMS AND DIMENSIONS

All on Ground Floor



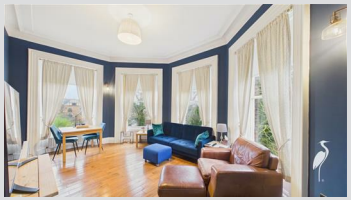
Access via communal entrance door.

Entrance Hall



2x double radiators and storage cupboard.

Lounge 18'1" x 12'11"




4x single glazed windows and 3x double radiators.

Kitchen 10'5" x 8'9"






Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker good. Space for a fridge freezer and washing machine. Single glazed window. Double radiator.

Bedroom 1 9'6" x 12'4"



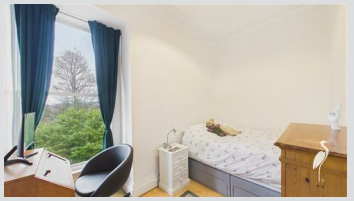

Single glazed window and radiator. Door to en-suite.

En-Suite Shower Room




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

Bedroom 2 7'1" x 12'5"




Single glazed window and double radiator.

Bathroom




Low level WC, washbasin and bath, radiator.

Outside







Communal gardens.

MAIN ROOMS AND DIMENSIONS

Communal Storage Room 5'8" x 6'6"
Shelving on either side with an area for bikes in between.

Council Tax Band
The Council Tax Band is Band B.

Tenure Leasehold
We are advised by the Vendors that the property has a share of the freehold with a Lease Term of 125 years from 1/1/1997 and the Ground Rent is £0.

The service charge is £1,776.57 per annum.

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

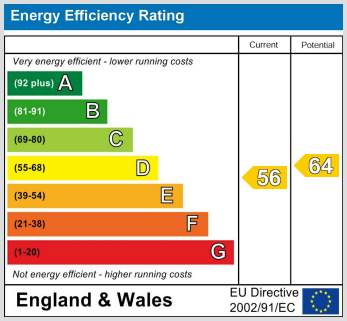
Any prospective purchaser should clarify this with their Solicitor.

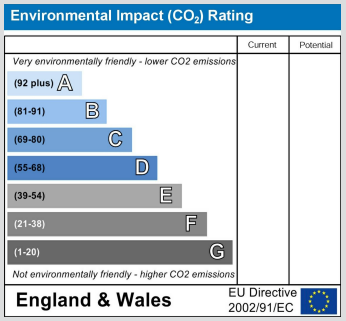
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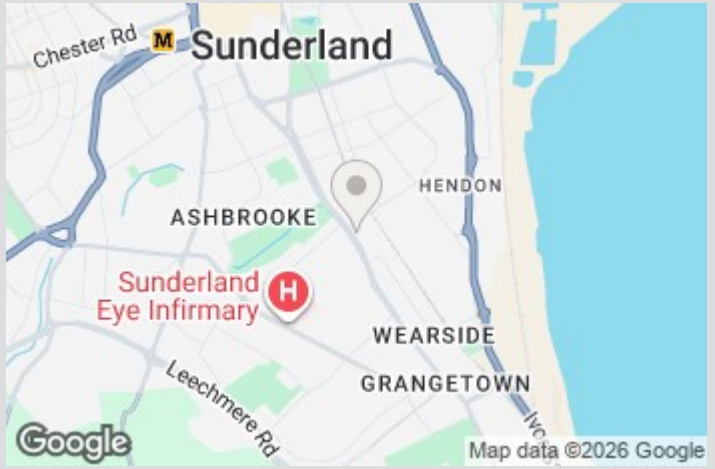
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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

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Approximate total area(1)

66 m²

711 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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