















A delightful 2 bedroom first floor apartment offering a well modernised and tastefully appointed living space perfect for professional couples and those looking to downsize. The property has a lovely fresh feel throughout and offers comfortable living accommodation that is easy to maintain and economic to run.

Comprising reception hall, open plan lounge diner, well equipped kitchen, 2 bedrooms and a bathroom, the property shares the use of well maintained communal gardens and has an allocated parking space set within the grounds, together with additional guest parking.

Situated on the ever fashionable Beechbrooke Estate, walking distance from Ryhope Village Centre with its superb amenities, the property is well placed for the A19 offering easy access to Nissan, Doxford international Business Park and Amazon whilst the city centre is also close to hand. Immediate internal inspection comes highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Communal entrance door and the residence is located on the first floor.

## Private Accommodation - Entrance Hall

With a radiator and a door to the lounge.

## Lounge Diner 12'0" x 17'7" not including the bay window



Double glazed bay window, 2 radiator's and open into the kitchen.

## Kitchen 7'4" x 9'4"



Fit with base and eye level units with work surfaces over

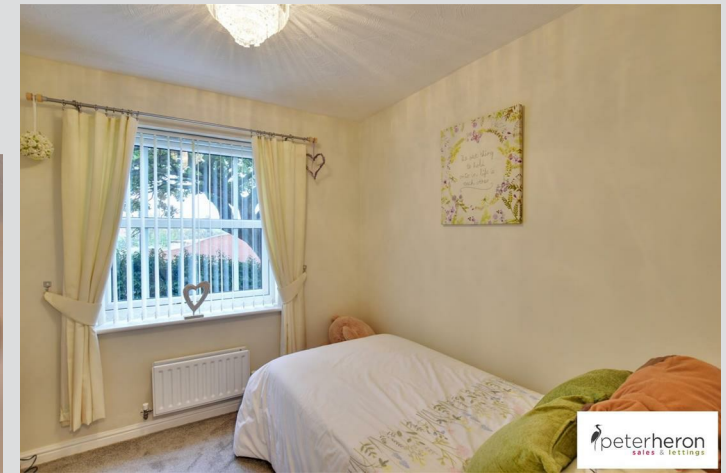
incorporating a sink unit. Integrated appliances include an oven, hob and extractor hood and a washing machine. There's a double glazed window, tiled splashbacks, radiator and a boiler store.

## Bedroom 1 11'6" x 9'11" into fitted wardrobes



Double glazed window, radiator and fitted wardrobes.

## Bedroom 2 9'0" x 8'6"



Double glazed window and a radiator.

## Bathroom



With a low level WC, wash basin and panelled bath with shower head over. There's also a radiator and tiled flooring.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Communal gardens to the front and rear as well as an allocated parking bay.

## Important Notice 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 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 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.

## Council Tax Band

The Council Tax Band is B

## Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 01/01/2002 and the Ground Rent is £37pa and the Service Charge is £750pa

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.

## Viewings Fst

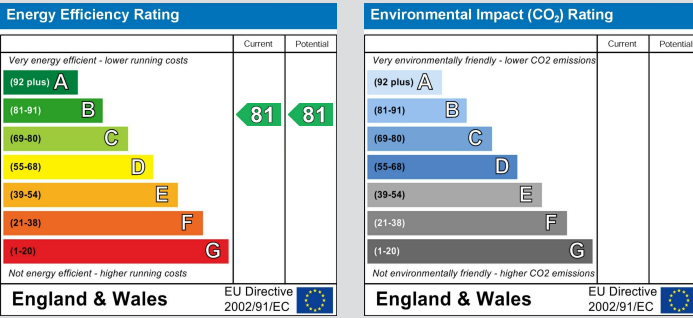
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

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