















A superb opportunity to acquire this recently modernised first floor apartment set within a small and sought-after purpose-built development in Tunstall.

The immaculate accommodation is ready to move into and briefly comprises a welcoming entrance hall, a spacious and attractive lounge, a sleek contemporary kitchen, two well-proportioned bedrooms and a stylish modern bathroom. The property further benefits from an allocated parking space, double glazed windows, gas central heating with radiators and a secure intercom door entry system.

With competitive maintenance fees and a share of the freehold, this apartment represents a secure and cost-effective purchase. Perfectly positioned, it is close to local amenities while Sunderland City Centre and excellent transport links are just a short distance away.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via communal entrance door with stairs to first floor.

## First Floor Apartment

Access via wooden door.

## Entrance Hall

Radiator and storage cupboard.

## Lounge 15'0" x 11'6"



Double glazed bay window to front, radiator and feature fireplace.

## Kitchen 12'2" x 7'1"



Range of wall and base units with counter tops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and cooker hood, fridge freezer and washing machine. Double glazed window rear, radiator, Amtico flooring and door to rear communal hall with stairs leading to the rear.

## Bedroom 1 10'9" x 9'11"



Double glazed window to rear and radiator.

## Bedroom 2 13'7" x 6'8"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath, radiator, storage cupboard and double glazed window.

## Outside

Communal rear garden and parking bays.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Leasehold

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 2020 and the Ground Rent is £0

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.

## Important Notice - Particulars

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. 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

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# MAIN ROOMS AND DIMENSIONS

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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

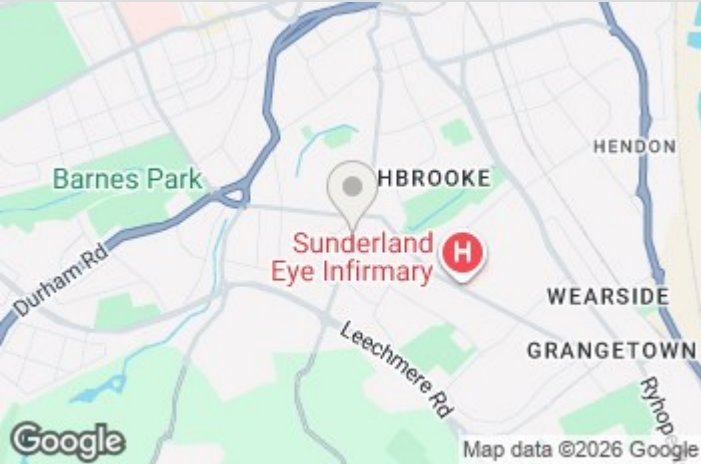
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	75
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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