









This spacious and well-presented two bedroom apartment has many appealing features and enjoys a pleasant position on the second floor of this popular McCarthy & Stone retirement development. Internally the private accommodation includes a hall with useful built-in storage cupboards, attractive lounge, fitted kitchen, two well-proportioned bedrooms and a modern shower room/wc. The apartment benefits from UPVC double glazed windows and electric heating as well as the use of a resident's car park, communal lounge, laundry, lift access to all floors and well-maintained, landscaped communal gardens. There is an onsite development manager and 24hr careline and support services. With immediate vacant possession and no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via security entrance door, stair and lift access to upper floors.

Private Accommodation

Entrance Hall



Two built in cupboards and electric storage heater.

Lounge 16'8" x 11'2"



This attractive room has double glazed windows to two sides, electric storage heater, feature fireplace with electric fire, double doors leading through into

Kitchen 8'9" x 5'8"



Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven and hob, double glazed window, part tiled walls and space for the inclusion of a washing machine and slimline dishwasher.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 9'2" x 13'6" not including fitted robes



Double glazed window and electric storage heater, mirror fronted built in wardrobes.

Bedroom 2 15'8" max into recess x 7'11"

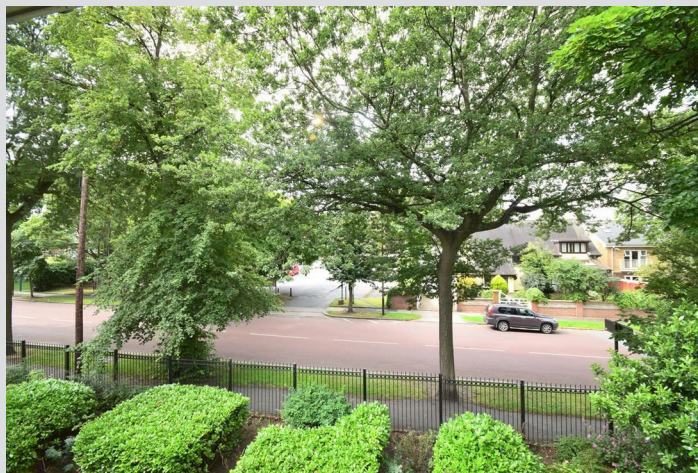


Double glazed window and electric wall mounted heater.

Bathroom



Outside



Delightful well maintained communal gardens and residents car park.

Council Tax Band

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

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

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

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MAIN ROOMS AND DIMENSIONS

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.

Fawcett Street Viewings

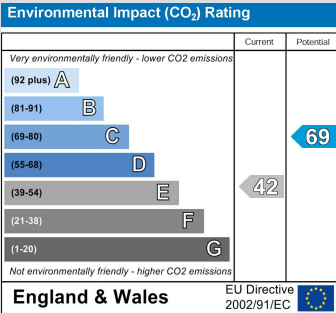
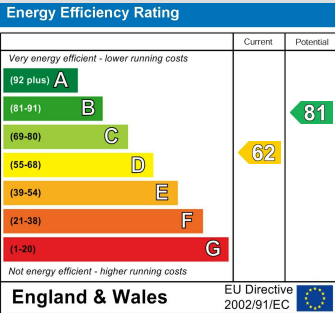
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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