









This exceptional two bedroom ground floor apartment has been comprehensively upgraded and modernised to provide a most impressive standard of accommodation. Internally the beautifully appointed private accommodation includes a hall and a stunning open plan living room and kitchen. The kitchen is fitted with an excellent range of units and a breakfast bar. There is a principle bedroom with a contemporary en-suite shower room, a second bedroom and a wet room/wc. Benefits of the property include central heating, double glazing and an allocated parking space, as well as the use of additional visitors parking facilities. This location is ideal for access to local amenities as well as offering excellent transport connections, including South Hylton Metro Station and major road links, such as the A19. Internal inspection is highly essential to appreciate the quality of accommodation on offer!

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via security entrance door.

## Ground Floor Accommodation

### Hallway

Built in cupboard.

### Open Plan Living Room/Kitchen 12'4" x 22'4"



### Kitchen



Fitted with an excellent range of contemporary units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, breakfast bar, integrated appliances include electric oven and electric hob, space for under counter fridge, freezer and washing machine and dishwasher, box style bay with double glazed French door to Juliet balcony, double glazed window and 2x radiators.

### Bedroom 1 13'2" x 10'0"



Double glazed window, radiator and door to en-suite.

### En-Suite



Contemporary suite with low level WC, pedestal washbasin and step in shower cubicle with mains shower, radiator.

### Bedroom 2 9'6" x 7'9"



Double glazed window and radiator.

### Wet Room



Low level WC, pedestal washbasin and wet area with mains shower, extractor fan and radiator.

### Outside

Attractive well maintained communal grounds and allocated parking bay.

### 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 125 years from 1/1/2007 and the Ground Rent is £150 per annum.

The service charge is £1503.00 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.

### 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

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# MAIN ROOMS AND DIMENSIONS

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 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.

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

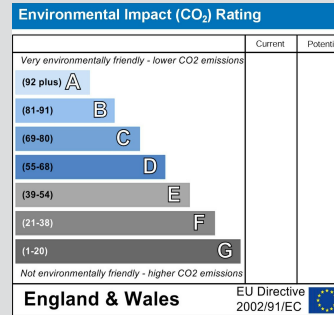
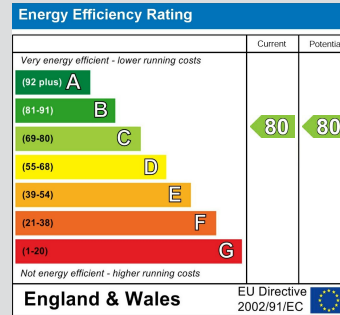
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

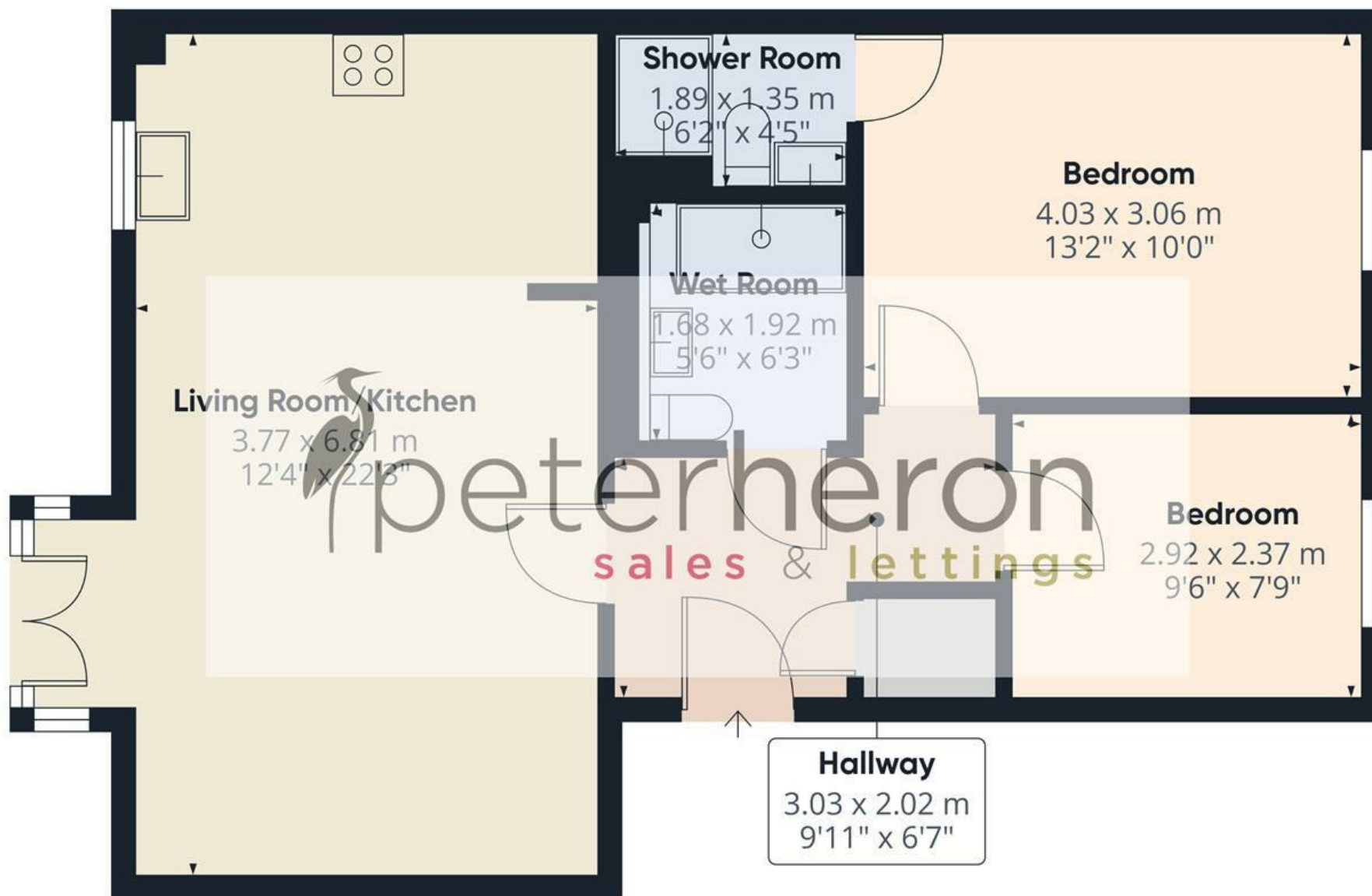
## Ombudsman

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



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Approximate total area<sup>(1)</sup>

58 m<sup>2</sup>  
624 ft<sup>2</sup>

(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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