

A superb first floor retirement flat for over 55 years, available for sale on a 70% shared ownership basis with the remaining 30% retained by Home Group. Internally the accommodation is accessed via its own private entrance with a staircase leading to the first floor where there is a hall, lounge, spacious breakfasting kitchen, double bedroom and a shower room/wc. This attractive development is ideally placed for local amenities, shops and transport links, including major road connections. Benefits of the property include double glazing, gas central heating to radiators, well-maintained communal grounds and residents parking facilities. Available with immediate vacant possession and no upper chain involved, viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Area

Staircase leading to first floor.

First Floor Apartment

Entrance Hall

Radiator.

Lounge 13'1" x 9'3"



Double glazed window to rear providing pleasant open aspect, radiator and an attractive fireplace.

Breakfasting Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven and hob, space for fridge freezer and washing machine. Two double glazed windows to front, radiator and built in cupboard housing the boiler.

Bedroom 1 8'5" x 13'1"



Double glazed window to the rear and a radiator.

Shower Room



Modern suite comprising of a low level WC, washbasin set into vanity unit and step in shower cubicle with mains shower, chrome ladder style radiator and an extractor fan.

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

Outside



Well maintained communal grounds and the use of residents parking.

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 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

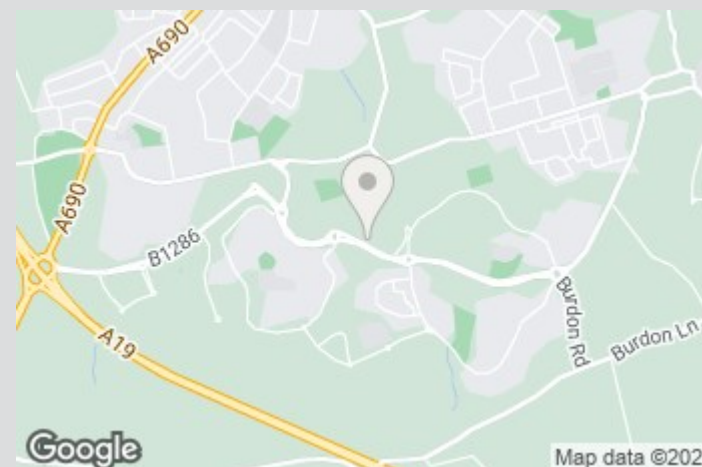
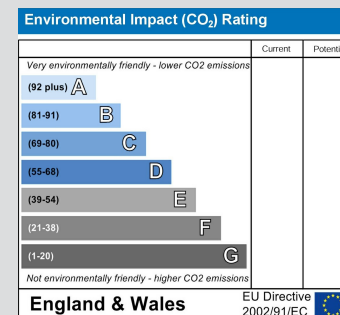
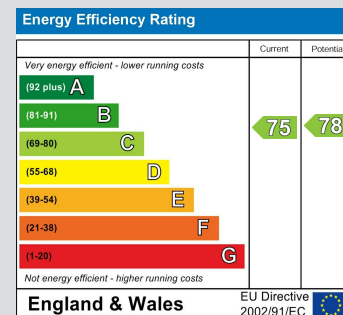
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.

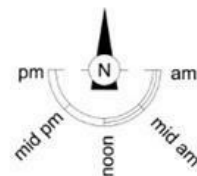


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Approximate Floor Area
(49.51 sq.m)



6 Aspen Court