





Brookside Lodge

NO STOPPING  
ANYTIME





For Sale by Modern Method of Auction; Starting Bid Price £85,000 plus reservation Fee. VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW! Stunning two bedroom, first floor apartment with residents, private parking! Recently upgraded and modernised this beautifully presented apartment, provides an impressive, stylish interior. The private accommodation is accessed via an entrance lobby leading through to a spacious open plan lounge / diner that provides access to a modern fitted kitchen. Steps from the lounge / diner lead up to an inner hall with a built-in cupboard and doors connect off to two bedrooms and a contemporary shower room. Features of the property include double glazed windows, gas central heating to radiators, an integrated music system and to the rear of the building a communal rear garden and private, residents parking. Situated within this ever popular and convenient area of Ashbrooke the property is ideally placed for access to local amenities, the City Centre and transport connections. Viewing is essential to fully appreciate this fabulous apartment!

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via a security entrance door and staircase to upper floors.

## First Floor Private Accommodation

Access via entrance door to

## Entrance Lobby

Inner door through to

## Open Plan Lounge/Diner 11'5" x 7'3" plus 11'3" x 10'5"



This impressive open plan space has two tall double glazed windows to rear, two central heating radiators and access through to

## Kitchen 9'2" x 8'5"



Contemporary kitchen fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include and electric oven and oven, plumbing is provided for inclusion of dishwasher, tall double glazed window, central heating radiator and the central heating boiler is concealed behind a matching kitchen unit.

## Inner Hall

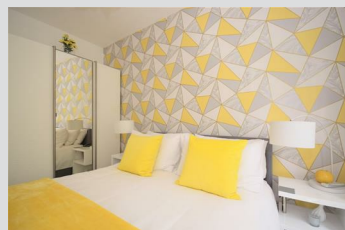
Access via steps in the open plan lounge/diner, large built in cupboard.

## Bedroom 1 14'3" into bay x 8'3"



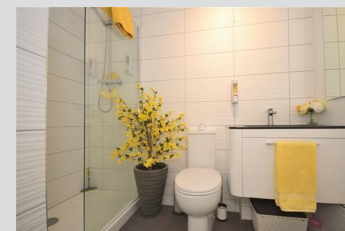
Double glazed bay window to front and central heating radiator.

## Bedroom 2 11'10" x 7'7"



Double glazed window to front and central heating radiator.

## Shower Room



A superb shower room fitted with a low level WC, washbasin set onto a vanity unit and walk in shower with mains shower over, central heating radiator and fitted unit incorporating a cupboard, work surface and space below for a washing machine.

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# MAIN ROOMS AND DIMENSIONS

## Outside



To the rear of the building there is an attractive and well maintained communal garden and also residents parking.

## 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.

## Council Tax Band

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

## Important Notice

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

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.

## Sales Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a 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.

## Auction Comments

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyers solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

## Auction Comments2

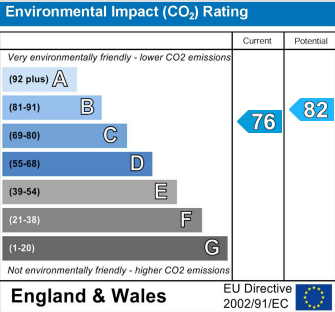
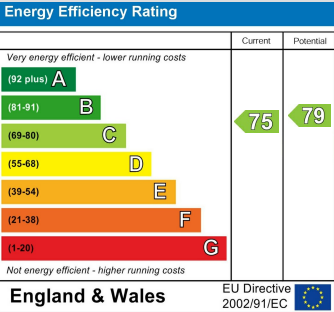
Please note this property is subject to an undisclosed

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Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by The Great North Property Auction powered by iam-sold Ltd or iam-sold Ltd. TO VIEW OR MAKE A BID Contact Peter Heron Residential Sales & Lettings or visit: [www.peterheron.co.uk](http://www.peterheron.co.uk)



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