

Sitting within this prestigious development in the grounds of Whitburn Hall, this well proportioned, two bedroom top floor apartment offers an excellent opportunity to those buyers who require a quietly positioned stair free living space in this highly regarded locality. The apartment offers accommodation including a reception hall with built in cupboard, living room with picture windows leading out onto a west facing balcony overlooking manicured gardens, an open plan dining room and kitchen with a lovely aspect over the grounds, two double size bedrooms with fitted wardrobes, a large bathroom and garage. Properties of this style are so popular due to their close proximity to Whitburn Village's wonderful amenities and Sunderland's coastline with its magnificent award winning Blue Flag beaches. Sure to command a huge level of interest therefore immediate internal inspection is highly recommended to avoid appointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to communal entrance.

## Communal Entrance

Stairs and lift access to upper floors.

## Top Floor Apartment

### Entrance Portico

Storage cupboard and inner UPVC door to hall.

### Reception Hall

Radiator and doors to

### Lounge 18'6" x 11'1"

Spacious lounge featuring double glazed UPVC sliding doors to balcony, luxury fireplace and mantel, 2 double radiators and window to kitchen.

### Kitchen/Diner 22'4" x 9'7"

Range of wall and base units with countertops over incorporating a 1 1/2 bowl sink and drainer with mixer tap. Integrated appliances include oven, electric hob, cooker hood, microwave and fridge/freezer. Space provided for washing machine and dishwasher. Double glazed windows to front elevation, double radiator, tiled walls and floor.

### Bedroom 1 14'10" x 11'7"

Double glazed windows, double radiator and built in mirrored wardrobes. Dressing area with built in furniture.

### Bedroom 2 15'5" x 9'7"

Double glazed windows, double radiator and built in wardrobes.

## Bathroom

Low level WC, washbasin vanity unit, bath and walk in shower cubicle, heated towel rail and window.

## Outside

Communal gardens and garage in a nearby block.

## Balcony View

## Council Tax Band

The Council Tax Band is Band D.

## 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 1/1/1970 and the Ground Rent is £0.

The service charge is £2000.00 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 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

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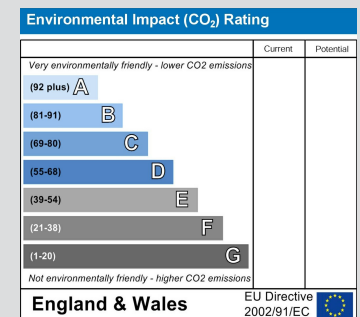
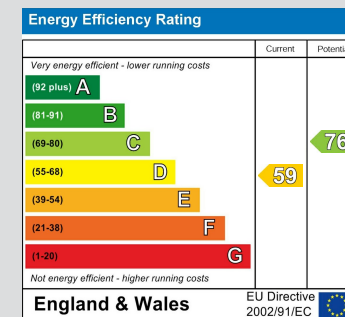
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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