









Occupying a highly favoured position on the third floor of this well established apartment block, directly overlooking the marina and with extended views across the river and out to sea, this lovely two bedroomed apartment, featuring the added bonus of having a garage, is available with no upward chain. Internally, this well presented property offers a wonderful, flexible layout comprising of a living room with square viewing bay, kitchen, two bedrooms and a bathroom. Occupying a highly sought after position within this popular Marina development just a stones throw from the Riverside and Sea Front, together with is award winning blue flag beaches, the property is perfect for all local amenities in particular the City Centre and St Peters University Campus.

MAIN ROOMS AND DIMENSIONS

Communal Entrance Hall

Top Floor Apartment

Entrance Hall

Single radiator and storage cupboard. Entry intercom system.

Lounge 16'10" x 11'11"

Double glazed square bay window view impressive Marina and sea views, double radiator.

Kitchen 11'11" x 6'8"

Base and eye level units with working surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor fan, wall mounted Baxi boiler, double glazed window, single radiator and tile effect flooring.

Bedroom 1 13'6" x 12'1"

Double glazed window and single radiator.

Bedroom 2 9'6" x 8'6"

Double glazed window and single radiator.

Bathroom

Low level WC, washbasin and bath with overhead shower, part tiled walls and single radiator.

Outside



Communal gardens and GARAGE.

Council Tax Band

The Council Tax Band is Band C.

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 1/3/1995 and we are waiting confirmation of the Ground Rent.

We are been advised the service charge is approximately £139.37 per month.

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 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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 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.

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

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

MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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Approximate Floor Area
(63.35 sq.m)

37 Hallgarth Court