King Charles Court, Downhill, Sunderland £62,500

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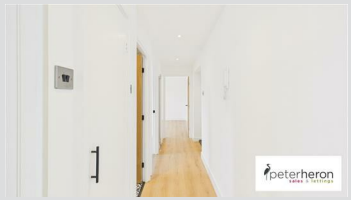
A stunning two bedroom, top floor apartment, enjoying wonderful elevated views that has recently undergone a significant programme of remodelling and refurbishment, to provide an exceptional standard of accommodation. Internally the private, stylish accommodation is immaculately presented throughout, briefly comprising of a hall and a fabulous open plan living area and kitchen. The kitchen is fitted with an excellent range of units, an island with breakfast bar and a selection of integrated appliances. There are two well-proportioned bedrooms and a superb contemporary bathroom/wc. Benefits of the property include gas central heating to radiators, double glazed windows, off street parking and an extended lease. This location is ideal for local amenities as well as offering transport links to surrounding locations. Viewing is essential to appreciate this exceptional property!

MAIN ROOMS AND DIMENSIONS

Top Floor Accommodation
Access via entrance door.

Entrance Hall



Storage cupboard.

Open Plan Kitchen & Living Room 21'11" x 13'10"

Modern kitchen fitted with a range of contemporary wall and base units with countertops over incorporating a single bowl undermount sink and drainer with mixer tap. Integrated appliances include an oven with electric hob and cooker hood, fridge freezer, washing machine and dishwasher. Double glazed window to side elevation, vertical radiator and double glazed bay window to front elevation. Cupboard housing wall mounted combi boiler.

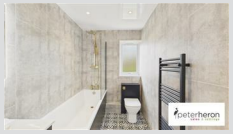
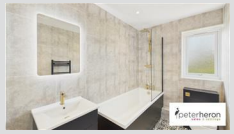
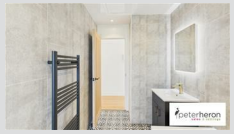
Bedroom 1 13'10" x 9'11"

Double glazed window and radiator.

Bedroom 2 10'4" x 7'4"

Double glazed window and double radiator.

Bathroom

Modern suite featuring low level WC with concealed cistern and washbasin set into vanity unit, and bath with dual head waterfall shower over, touch control LED mirror, heated towel rail and double glazed window.

Outside

Allocated parking.

Council Tax Band
The Council Tax is Band A.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 151 years remaining on the lease.

The Ground Rent, Service Charge and Building insurance - £182.00 pcm.

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
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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

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Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road 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.

Council Tax Band
The Council Tax Band is Band A.

Tenure Leasehold
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Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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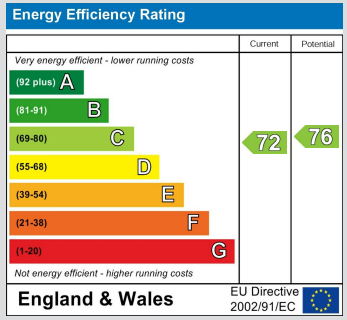

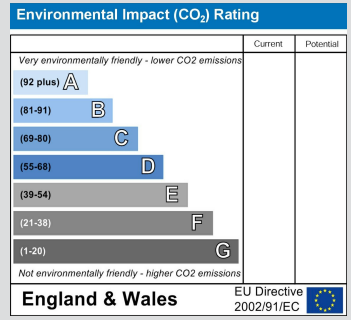

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Approximate total area(1)

56.3 m²

(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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