









An impressive first floor apartment with its own wonderful private garden in Ryhope Village. The property is accessed via its own private entrance at ground floor with a staircase leading up to the first floor. There is a living room, breakfasting kitchen, a double bedroom and a modern bathroom/wc. The property benefits from gas central heating, UPVC double glazing, garden located to the side of the building and residents off street parking bays to the front. This location is ideal for local amenities, shops and transport connections. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Composite door to

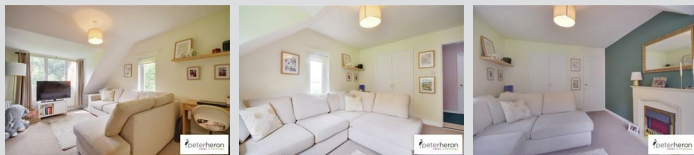
Entrance Lobby

Stairs to

First Floor Landing

Large walk in closet containing wall mounted gas combination boiler (water and radiators) and fitted shelving.

Living Room 10'9" x 14'4"



UPVC double glazed windows to front and side, radiator, built in cupboard

Breakfasting Kitchen 6'5" x 14'2"



Extensive range of wall and base units, working surfaces, sink unit, glass fronted display cabinets, fitted shelving,

plate rack, gas hob, splashback, extractor hood, electric oven, plumbing for washer, space for fridge freezer, breakfast bar, tiled splashbacks, UPVC double glazed window.

Bedroom 8'7" x 12'2"

UPVC double glazed window and radiator.

Bathroom

Low level WC with concealed cistern, washbasin vanity unit, panel bath with overhead shower and folding glass screen - lovely white suite with wall and floor tiles, double radiator, heated towel rail, UPVC double glazed window.

Outside



Attractive garden to side, off street parking in bays to front.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 27/8/1999.

All annual charges are listed below-
Ground rent - one peppercorn on demand.
Service charge - 77.92
Insurance - 100.00
Management charge - 11.69
Total annual charge £189.61

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

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MAIN ROOMS AND DIMENSIONS

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 510 3323 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.



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

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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