









This beautifully presented first floor retirement apartment is available to those over 60 years and is set within mature, well kept communal gardens. Ideally positioned for access to Cleadon village amenities, this is a lovely apartment which is certain to impress upon internal inspection. The private accommodation includes an entrance hall, living room with Juliet balcony, modern fitted kitchen, two good size bedrooms and a shower room/wc. Externally there are beautiful communal gardens and parking facilities. The development itself is appointed to a high standard throughout with a large resident's lounge, a kitchen area, 24 hour care line and lift access to the upper floors. No onward chain, viewing is essential and highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Stairs and lifts to all floors.

## Private Accommodation

### Entrance Hall

Electric storage heater and storage cupboard.

### Living Room 19'1" x 10'6"



Double glazed doors leading onto Juliet Balcony overlooking communal gardens, electric fireplace with feature surround, and electric storage heater.

### Kitchen 7'7" x 7'3"



Base and eye level units with work surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor, integrated fridge, tiled splashbacks, double glazed window.

### Bedroom 1 15'6" into fitted robes x 9'1"



Double glazed window, electric storage heater and fitted mirror fronted wardrobes.

### Bedroom 2 14'9" into fitted robes x 11'9"



Double glazed window, electric storage heater, fitted mirror fronted wardrobes and fitted overhead cupboards and wardrobes.

### Shower Room



Low level WC, washbasin set into vanity unit and walk in shower cubicle with overhead shower, tiled walls.

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

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# MAIN ROOMS AND DIMENSIONS

## Outside



Communal gardens and allocated parking bay.

## 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 185 years from 01/05/2005 and the Ground Rent is £460 per annum (payable every 6 months).

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.

## Service Charges

A Service charge payable to First Port Property Services is £3753.47 per annum. The service charge payment covers items such as communal services, repairs & maintenance, reserve funds, professional services and manager/emergency. Any prospective purchaser should however 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.

## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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