peterheron
sales & lettings

Bromarsh Court, North Haven, Sunderland

£109,950

This desirably and very conveniently situated ground floor two bed apartment, situated on Bromarsh Court; sits within this well established Marina Development known as North Haven. Located in an extremely fashionable riverside and coastal district of the City and known for its wonderful position close to award winning blue flag beaches and excellent amenities; the property also provides easy access into Sunderland City Centre. The apartment is available with no upward chain and benefits from gas central heating, double glazing, and briefly comprises of: Entrance Hall, Living Room / Dining Room, Kitchen, 2 Bedrooms and a Bathroom. Externally there is a designated parking space which is located directly outside the front door of the apartment block and there are also well maintained communal gardens. Walking distance from all amenities and perfect for Sea Anglers; this lovely apartment carries and very competitive asking price and immediate inspection is highly recommended to fully appreciate the property and location on offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Part glazed door to

Communal Entrance
With phone entry system.

Apartment Entrance Hall
Radiator and storage cupboard.

Living Room/Dining Room 17'1" x 10'0"

Two double glazed windows to dual aspects, double radiator, laminate flooring.

Kitchen 11'6" x 6'8"

Base and eye level units with rolled top working surfaces incorporating a single drainer sink unit with pedestal mixer tap, gas hob with built under electric oven and overhead extractor hood, space for under bench fridge, plumbing for automatic washing machine, glass fronted display cabinets, tiled splashbacks with worktop lighting, double glazed window. Wall mounted gas boiler serving hot water and radiators.

Bedroom 1 12'4" x 13'6"

Double glazed window, radiator, range of fitted wardrobes and overhead cupboards.

Bedroom 2 9'8" x 8'7"

Double glazed window and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom

Low level WC, pedestal washbasin and panel bath with overhead shower - white suite with part tiled walls, electric shaver point.

Outside

Designated parking space belonging to this individual apartment.

Council Tax Band
We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold.
A £1108.20 payment is per annum to Kingston Property Services covers the following; ground rent, building's insurance, cleaning and decorating of communal areas and upkeep of the gardens.
Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

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

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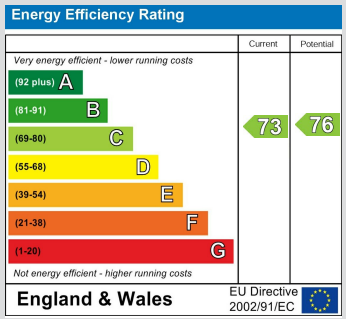
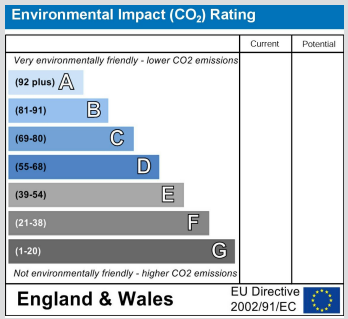
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.