









An impressive ground floor apartment within this superb Marina development, featuring its own beautiful, private rear garden and allocated parking space in front of the building. The spacious and well-presented accommodation is accessed via its own private entrance into a lobby, leading through to a hall. There is a delightful lounge with glazed door leading out to the garden, a superb breakfasting kitchen, two well-proportioned bedrooms and a bathroom/wc. Benefits of the apartment include double glazing and gas central heating to radiators. The private garden is an exceptional feature of the property, with a lawn, raised decked area and established planting. Situated on the popular North Haven development the property is within easy access of the Sea Front, local amenities, shopping facilities and cafes as well as being ideally placed for connections to Sunderland City Centre and transport links to wider parts of the region. We highly recommend early viewing of this apartment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby



Cupboard, door to

Hallway



Radiator.

Lounge 17'5" x 13'11"



Average measurements as irregular shape room, double glazed door leading out to the private garden, and radiator.

Breakfasting Kitchen 10'9" x 10'8"



Fitted with modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include a double oven and hob, space for fridge freezer, washing machine and slimline dishwasher, built in cupboard, radiator, double glazed window and door to the garden.

Bedroom 1 16'4" x 10'5" max including fitted wardrobes



Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 2 9'11" x 10'5"



Double glazed window to front and radiator.

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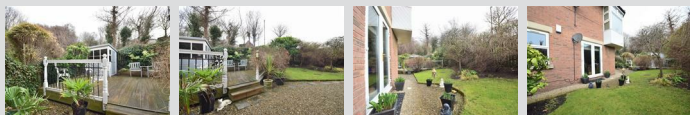
MAIN ROOMS AND DIMENSIONS

Bathroom



Comprising of a low level WC, pedestal washbasin and panel bath with electric shower, radiator and extractor fan.

Outside



Delightful private garden to the rear of the apartment, lawned area, raised decked area and established planting. The apartment also benefits from a parking space located directly from the property.

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 Info

We are advised by the Vendors that the property is

Leasehold on a Lease Term of 125 years from 13th June 1996 and there is no ground rent to pay.

Service Charges

A Service charge payable to Home Group is £52.04 paid every quarter or option of £17.35 per month. The service charge payment covers items such as buildings Insurance, cleaning of communal areas and management charges. Any prospective purchaser should however 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 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 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

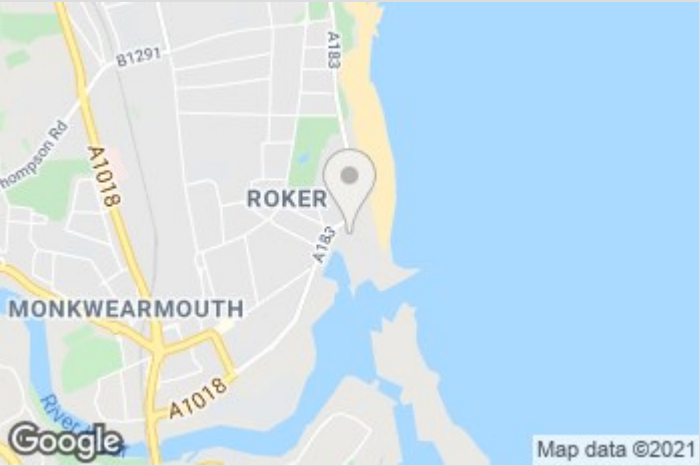
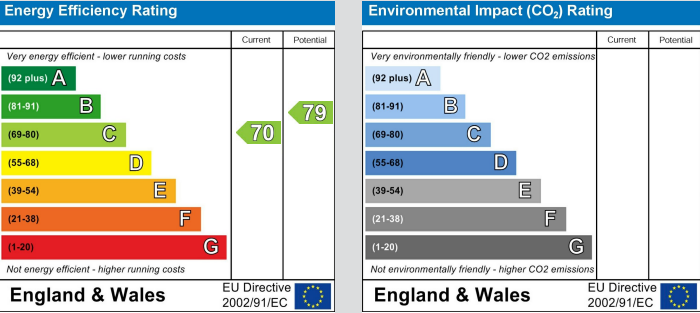
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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