



Sandringham Terrace, Roker, Sunderland

£85,000







An attractive 2 bedroom first floor flat providing spacious and well appointed accommodation throughout. Internally, the accommodation includes a light and airy lounge sharing an open plan arrangement with a dining room (formerly Bed 3), modern kitchen, two/three bedrooms and a bathroom/wc. Externally there is a small private courtyard to the rear. This excellent location is close to a range of local amenities and is within easy reach of award winning Blue Flag beaches, Seaburn and Stadium of Light Metro and major routes to the City Centre, Newcastle Upon Tyne and wider North East region. Viewing highly recommended!

# MAIN ROOMS AND DIMENSIONS

## First Floor Accommodation

### Lounge/Dining Room 21'1" x 13'7"



2x double glazed windows and 2x radiators. Door to kitchen.

### Kitchen 7'0" x 11'6"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven, electric hob and hood. Space for a fridge freezer and washing machine. Wall mounted boiler. Storage cupboard and door to rear hall.

### Rear Hall

Double glazed window. Door to Shower room.

### Bedroom 1 12'9" x 13'0"



2x Double glazed windows and radiator.

### Bedroom 2 8'1" x 9'0"



Double glazed window and radiator.

### Shower Room



Low level WC and washbasin vanity unit, walk in dual head waterfall shower cubicle, double glazed window and heated towel rail.

### Outside

Small courtyard.

### 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 999 years from 24/06/1908 and the Ground Rent is

£3.00pa.

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

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. 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.

Please note that in the event the purchaser uses the

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# MAIN ROOMS AND DIMENSIONS

services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Sea Road Viewings

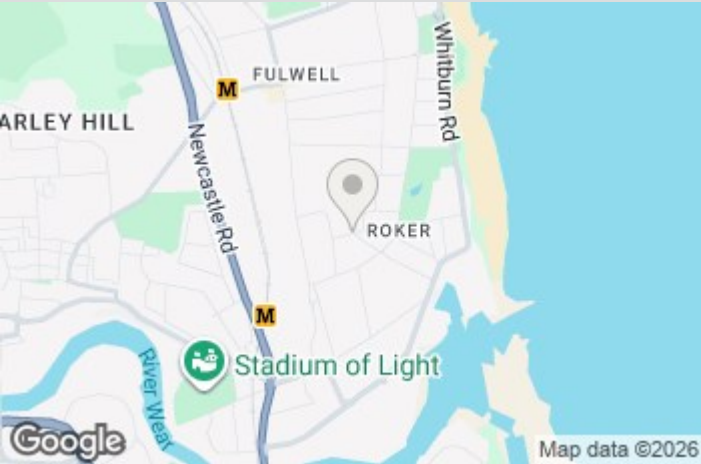
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



| 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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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**Approximate total area<sup>(1)</sup>**

60.1 m<sup>2</sup>

647 ft<sup>2</sup>

(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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