









A newly refurbished 3 bedroom first floor apartment finished to a good standard throughout and available with no upward chain, this delightful property offers an excellent opportunity for cash investors searching for an exciting rental acquisition to add to their portfolio.

Internal accommodation includes reception landing, living room, kitchen, 3 bedrooms and a bathroom whilst features of note include gas central heating and UPVC double glazing. Externally there's a courtyard at the rear. Walking distance from the sea front, Roker park and an extensive range of urban amenities, the property is also within easy reach of Sunderland City Centre, Stadium of Light Metro Station and major routes through to the wider north east region.
CASH BUYERS ONLY DUE TO SHORTER LEASE TERM

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door into the hall.

Hall

Stair case leading up to the first floor private accommodation.

First Floor Landing

With fitted carpets and coved cornicing.

Bedroom 1 13'0" x 12'9"



UPVC double glazed window, double radiator and fitted carpet.

Bedroom 2 8'0" x 8'10"



UPVC double glazed window, double radiator, fitted carpets and coved cornicing.

Bedroom 3 8'0" x 9'9"



UPVC double glazed window, double radiator, fitted carpets and coved cornicing.

Lounge 12'7" x 13'5"



UPVC double glazed window, radiator and fitted carpets.

Kitchen 7'1" x 10'8"



Fit with base and eye level units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated appliances include an oven and hob with overhead extractor hood and space has been provided for the inclusion of a washing machine and fridge freezer. There's UPVC double glazed window, cupboard housing the wall mounted boiler and vertical modern radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



With a low level WC, pedestal wash basin and panelled bath with overhead shower. There's also a UPVC double glazed window, laminate flooring and heated towel rail.

Outside

Stairs lead down to the courtyard from the kitchen where there is gated access to the lane.

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 99 years from 05/08/1989 and the Ground Rent is £1.90

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 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.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	71	75	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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