









A stunning two bedroom ground floor apartment, situated in Brommarsh Court; within this desirable Marina Development known as North Haven. The beautifully appointed private accommodation includes a hall and a superb lounge, enjoying a dual aspect that opens through to an impressive kitchen, fitted with an excellent range of contemporary units, wood worksurfaces, breakfast bar and integrated appliances. There are two bedrooms and a modern bathroom/wc. 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. The property is just a 2 minute walk to Marina, ideally positioned for local amenities, as well as being within close proximity to the award winning blue flag beaches and offers transport connections to Sunderland City Centre and surrounding areas. Available with no upper chain involved, viewing is essential to appreciate the quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Part glazed door to

## Communal Entrance

Phone entry system.

## Apartment Entrance Hall



Radiator and storage cupboard.

## Lounge 16'11" x 12'0"



Two double glazed windows to dual aspects and double radiator, open plan to

## Kitchen 11'6" x 6'9"



Recently fitted contemporary kitchen with wall and base units with wood effect working surfaces over incorporating sink and drainer unit, breakfast bar, integrated gas hob with extractor hood over and eye level electric oven and grill, integrated fridge freezer and space for washing machine.

## Bedroom 1 12'4" x 13'6"



Double glazed window and double radiator.

## Bedroom 2 9'8" x 8'7"



Double glazed window and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and panel bath with overhead shower and glass screen - white suite, radiator.

## Outside



Designated parking space belonging to this individual apartment.

## 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 there is 969 years remaining. The service charge is £1200 per

annum which includes the ground rent.

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

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.

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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 £210.00 by Movewithus Ltd.

## Sea Road Viewings

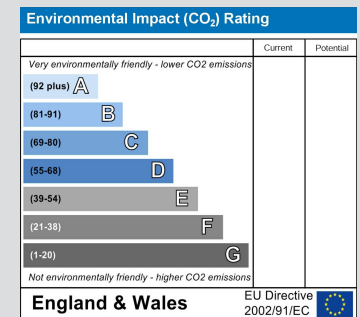
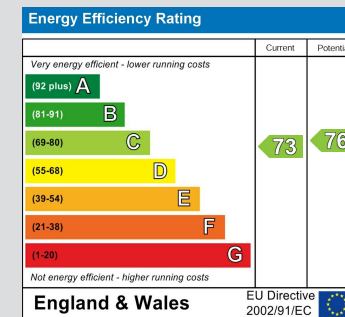
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

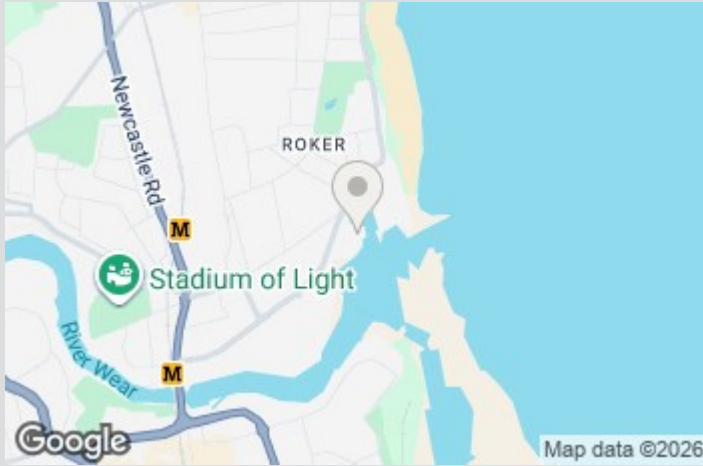
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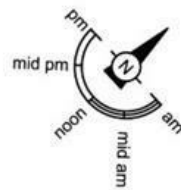
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Approximate Floor Area  
(57.95 sq.m)

35 Brommarsh court