













An immaculately presented two bedroom ground floor flat within this popular and convenient location. Internally the impressive private accommodation includes a hall, lounge, modern kitchen and bathroom and two well-proportioned bedrooms. Externally there is a private allocated parking space and attractive communal gardens. This location is ideal for local amenities, as well as providing excellent access to Sunderland City Centre, Sunderland University, the coastline and transport links to wider parts of the region. With immediate vacant possession and no upper chain involved early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door.

## Communal Entrance

Access to the ground floor accommodation.

## Private Accommodation - Entrance Hall

Double glazed window.

## Lounge 16'9" x 10'11"



Double glazed window and a night storage heater.

## Kitchen 8'6" x 10'10"



Fit with base and eye level units with work surfaces over

incorporating a sink and drainer unit. Integrated appliances include an oven and hob with extractor hood over and a washing machine. There's a double glazed window, electric heater and tiled splashbacks.

## Bedroom 1 10'11" x 12'0"



Double glazed window, storage cupboard, a cupboard housing the hot water tank and an electric heater.

## Bedroom 2 10'6" x 10'11" into fitted wardrobes



Double glazed window, electric heater and fitted sliding door wardrobes.

## Bathroom



Fit with a low level WC with concealed cistern, wash basin

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# MAIN ROOMS AND DIMENSIONS

set into vanity unit and panelled bath with overhead shower. There's a double glazed window and electric heater.

## Outside



There are communal gardens to the front and rear and residential parking.

## Important Notice 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 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.

## Council Tax Band

The Council Tax Band is A.

## Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 01/09/1988. There is no ground rent to pay.

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.

## Service Charges

A Service charge payable to Kingston Property Services is £97.17 per month paid January to October. The service charge payment covers items such as buildings Insurance, maintaining the building and communal areas, cleaning of the communal areas and maintenance of communal gardens. Any prospective purchaser should however clarify this with their Solicitor.

## Viewings Srd

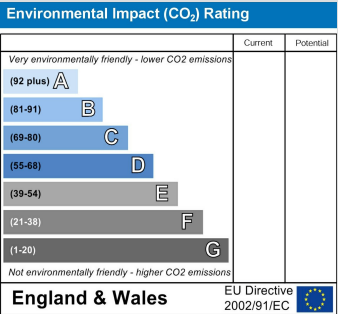
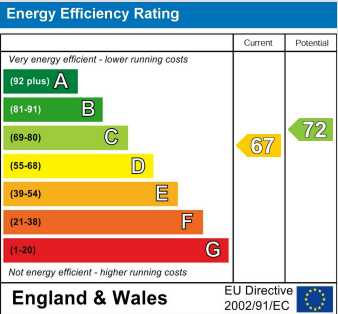
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Opening Times

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

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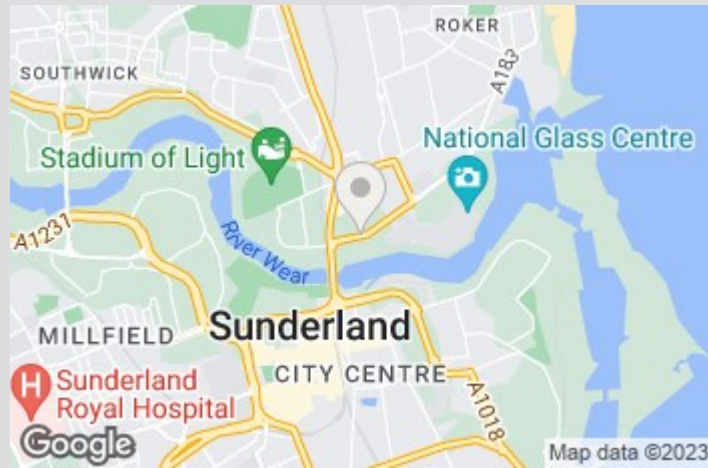


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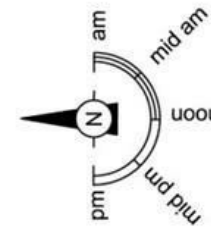


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Approximate Floor Area  
(63.69 sq.m)



82 Howick Park