





 peterheron  
sales & lettings





We are pleased to present this delightful ground floor flat, boasting two spacious bedrooms and a well-appointed bathroom. The property is particularly appealing due to its enviable sea views and prime location along the picturesque seafront of Roker overlooking award winning Blue Flag beaches.

Upon entering, one is greeted by a large lounge that offers ample space for relaxation and entertainment. The flat features a generously proportioned kitchen/diner, which is comprehensively fitted to meet all your culinary needs, making it an ideal space for both cooking and dining. The two double bedrooms provide comfortable accommodation, ensuring a restful retreat at the end of the day.

The bathroom is thoughtfully designed, complete with a separate shower enclosure, adding to the convenience and functionality of the home. The property is perfectly situated for those who enjoy coastal and riverside walks and the nearby beaches, making it a wonderful choice for anyone who appreciates the beauty of seaside living.

Additionally, the flat is well-connected to local road networks enhancing accessibility to the surrounding areas. This stylish home is a true gem that must be viewed to be fully appreciated. We highly recommend an early inspection to avoid disappointment, as properties of this calibre in such a desirable location are rare to find.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance



Access via security door.

## Ground Floor Apartment

Access via double glazed door.

## Reception Hall

Radiator and intercom system.

## Lounge 20'10" x 17'8"



3x double glazed windows to front with fabulous sea views, and 2x radiators.

## Kitchen/Diner 17'11" x 10'5"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer

with mixer tap. Space for oven, washing machine and fridge freezer. Radiator, double glazed window and double glazed door to rear.

## Bedroom 1 19'0" x 11'1"



Double glazed window to rear and radiator.

## Bedroom 2 14'11" x 13'10"



Double glazed window to front with sea views, radiator and built in wardrobes.

## Bathroom



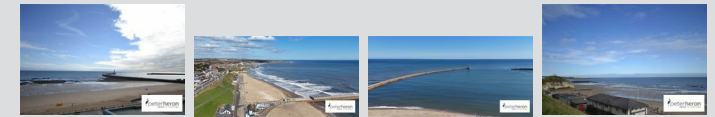
Low level WC and washbasin vanity unit, bath and walk in shower cubicle, radiator and double glazed window to rear.

## Outside



Communal garden with block paved and gravelled areas. Private rear garden with electric roller shutter door. Residents only gated access to front with allocated parking spaces

## Sea Views



## Council Tax Band

The Council Tax Band is Band E.

## 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 21/10/2002 and the Ground Rent is £50 per annum.

The service charge is £153.00 per month.

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

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# MAIN ROOMS AND DIMENSIONS

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 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

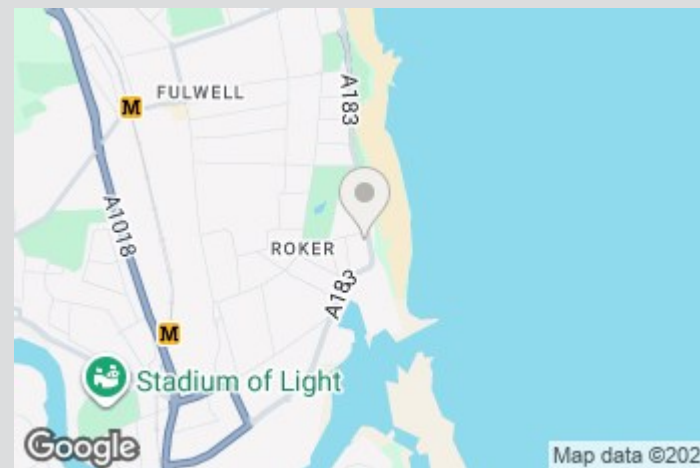
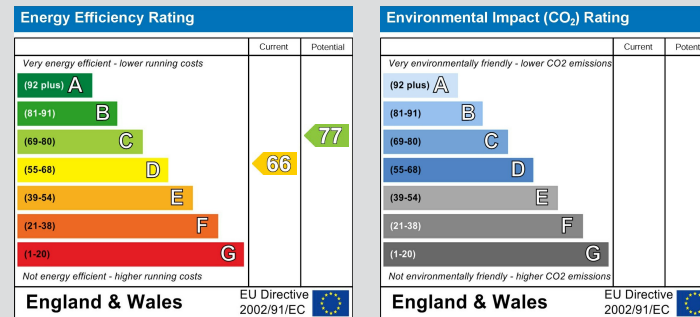
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

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

113.4 m<sup>2</sup>

Reduced headroom

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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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