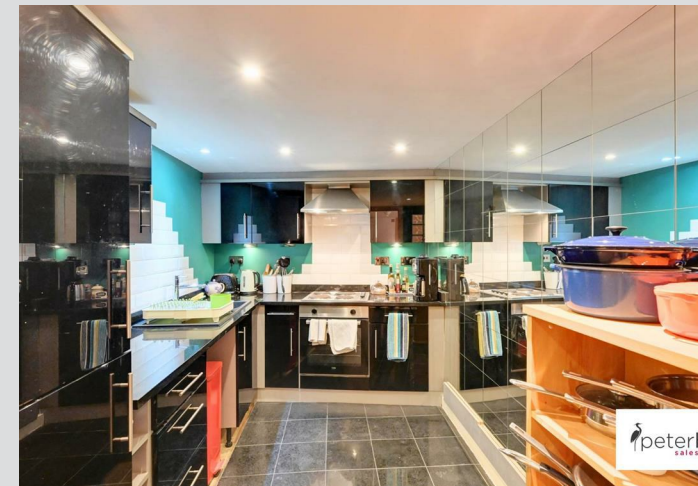










Sitting on the banks of River Wear, Bonners Raff, Chandlers Road, St Peters Riverside, Sunderland, is a contemporary two-bedroom apartment offering a perfect blend of modern living and convenience. Situated on the first floor, the property is ideally located near Sheepfolds, Sunderland University, the bustling Sunderland City Centre, and a variety of local amenities, making it an excellent choice for both professionals who wish to be walking distance of everything, including Metro stations.

Upon entering, you will find a spacious lounge/dining room that seamlessly flows into a kitchen, creating an inviting space for relaxation and entertaining. The apartment boasts two delightful Juliet balconies, providing lovely outdoor openings to enjoy fresh air and views. Featuring two well-proportioned bedrooms, both with en suites for added privacy and convenience.

Additional highlights of this property, a secure allocated parking space in the basement, offering peace of mind for residents with vehicles.

This apartment is a true gem in a sought-after location, and we highly recommend scheduling a viewing to fully appreciate the modern comforts and lifestyle it has to offer. Don't miss the opportunity to make this delightful property your new home.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Stairs to upper floors.

First Floor Apartment

Open Plan Lounge/Diner 30'2" x 16'4"



UPVC double glazed UPVC window to balcony, radiators x2 and storage cupboard.

Kitchen 12'5" x 7'1"



Walk and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven, hob and cooker hood and fridge freezer. Space for washing machine. Radiator.

Bedroom 1 13'8" x 11'3"



UPVC double glazed window to balcony, storage cupboard, radiator and door to en suite.

En-Suite



Fully tiled modern wet room with low level, washbasin and shower, chrome heated towel rail.

Bedroom 2 15'7" x 10'9"



UPVC double glazed window to balcony, radiator, storage cupboard and door to en suite.

En-Suite Bathroom



Fully tiled suite featuring a low level WC, washbasin and bath with shower over, built in shelving and heated towel rail. Can also be accessed from the lounge.

Council Tax Band

The Council Tax Band is Band

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are

104 years remaining on the lease and the Ground Rent is £200.00pa.

The service charges is £235.00pa.

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

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MAIN ROOMS AND DIMENSIONS

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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 £300.00 by Movewithus Ltd.

Sea Road Viewings

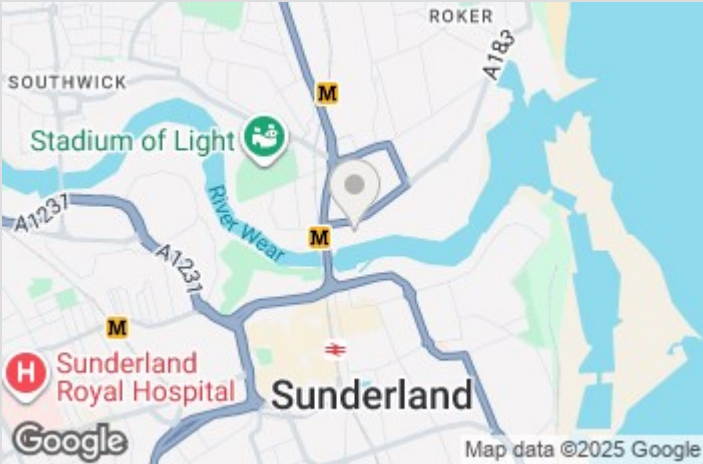
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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		
	81	82
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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