Sandpiper View, East Boldon

£239,950

This stylish first floor apartment, occupies a superb position within this attractive courtyard development, enjoying open views to the rear within the sought after village of East Boldon. The property is accessed via its own private entrance door at ground floor level, leading in to an entrance hall with a staircase to the first floor accommodation and an interconnecting door to the integrated garage. There is a fabulous open plan lounge and kitchen, the kitchen area is fitted with an excellent range of modern units, breakfast bar and a selection of integrated appliances. An inner hall provides access to the two well-proportioned bedrooms and the contemporary bathroom/wc. Externally there is a driveway providing off street parking and access to the integral garage whilst to the rear there is a delightful, paved courtyard. This location is ideally placed for local amenities, shops, cafes and bars, as well as offering excellent transport links including East Boldon Metro Station and major road connections, including the A19. We highly advise arranging a detailed inspection in order to fully appreciate the location and quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite front door into the entrance hall.

Entrance Hall

Double glazed window to the front, radiator, stairs to the first floor and a door to the garage.

First Floor Landing

Open Plan Lounge and Kitchen 13'4" x 16'10"

Lounge Area
Double glazed window to front and a radiator.

Kitchen Area
Range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hobs and extractor hood, low level fridge and freezer. 2x Velux windows and door to the hall.

Inner Hall
Radiator, Velux window and a storage cupboard.

Bedroom 1 10'0" x 9'10"

Double glazed window to the front and a radiator.

Bedroom 2 8'6" x 13'5"

Double glazed window to the front, Velux window, radiator and walk in wardrobe.

Bathroom

Low level WC, wash hand basin, bath with shower over, chrome heated towel rail and Velux window.

Outside

Garden to the front with a block paved driveway providing off street parking, attractive low maintenance courtyard to the rear.

Garage 13'5" x 17'2"
Access via up and over door with composite door to the rear and composite door to internal accommodation. Providing space for washing machine and tumble dryer.

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 the Lease Term is 125 years from 24/1/2020 and there is a Service Charge of £661.67 per annum, which includes building insurance.

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.

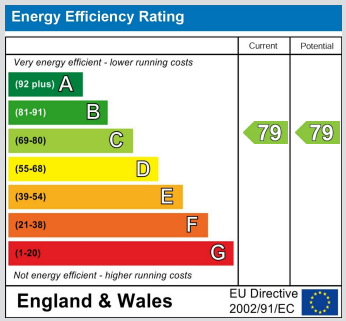
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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

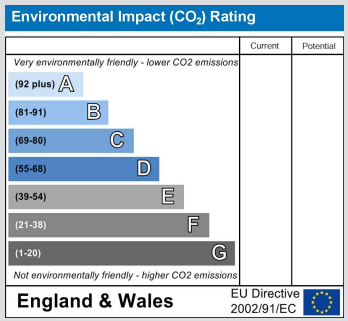
verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation 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 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.

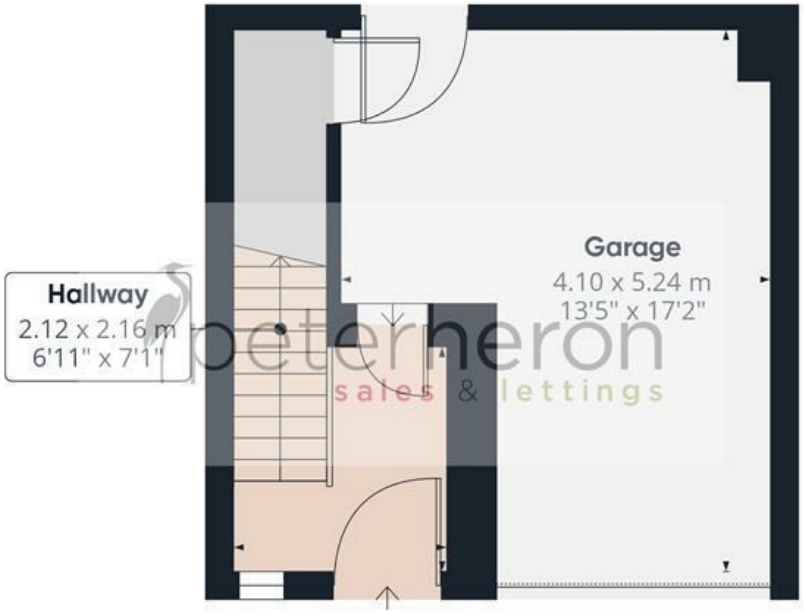
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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

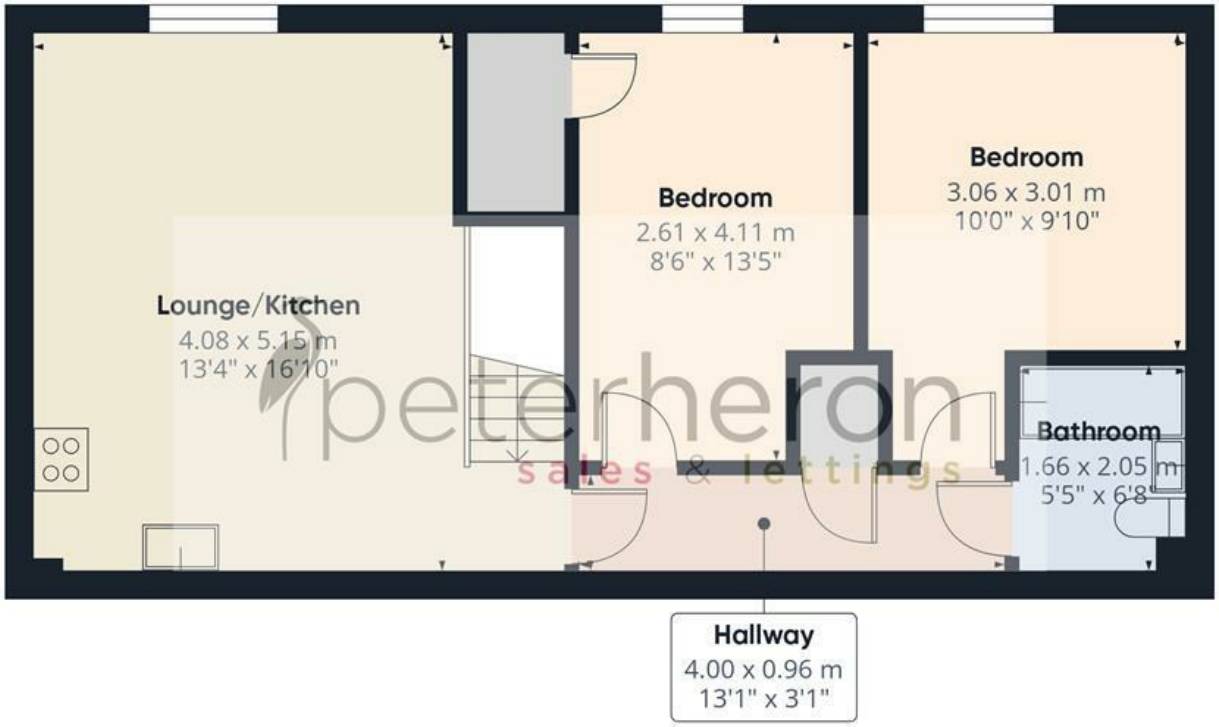
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







Ground Floor



First Floor

peterheron
sales & lettings

Approximate total area(1)

78.2 m²

842 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360