**King Charles Court**, Downhill, Sunderland £62,500

peterhe
sales &

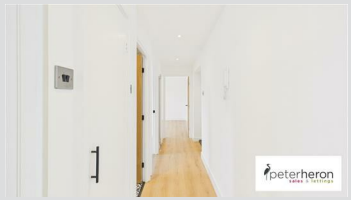
peterhe
sales &

A stunning two bedroom, top floor apartment, enjoying wonderful elevated views that has recently undergone a significant programme of remodelling and refurbishment, to provide an exceptional standard of accommodation. Internally the private, stylish accommodation is immaculately presented throughout, briefly comprising of a hall and a fabulous open plan living area and kitchen. The kitchen is fitted with an excellent range of units, an island with breakfast bar and a selection of integrated appliances. There are two well-proportioned bedrooms and a superb contemporary bathroom/wc. Benefits of the property include gas central heating to radiators, double glazed windows, off street parking and an extended lease. This location is ideal for local amenities as well as offering transport links to surrounding locations. Viewing is essential to appreciate this exceptional property!

# MAIN ROOMS AND DIMENSIONS

**Top Floor Accommodation**
Access via entrance door.

**Entrance Hall**



Storage cupboard.

**Open Plan Kitchen & Living Room 21'11" x 13'10"**

Modern kitchen fitted with a range of contemporary wall and base units with countertops over incorporating a single bowl undermount sink and drainer with mixer tap. Integrated appliances include an oven with electric hob and cooker hood, fridge freezer, washing machine and dishwasher. Double glazed window to side elevation, vertical radiator and double glazed bay window to front elevation. Cupboard housing wall mounted combi boiler.

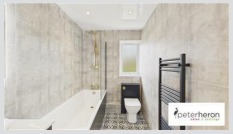
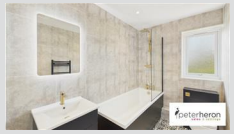
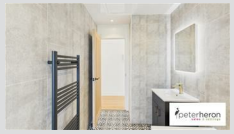
**Bedroom 1 13'10" x 9'11"**

Double glazed window and radiator.

**Bedroom 2 10'4" x 7'4"**

Double glazed window and double radiator.

**Bathroom**

Modern suite featuring low level WC with concealed cistern and washbasin set into vanity unit, and bath with dual head waterfall shower over, touch control LED mirror, heated towel rail and double glazed window.

**Outside**

Allocated parking.

**Council Tax Band**
The Council Tax is Band A.

**Tenure Leasehold**
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 151 years remaining on the lease.

The Ground Rent, Service Charge and Building insurance - £182.00 pcm.

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.

**Council Tax Band**
The Council Tax Band is Band A.

**Tenure Leasehold**
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is years from 1/1/2009 and the Ground Rent is £

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

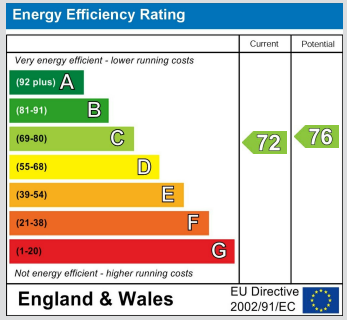
Any prospective purchaser should clarify this with their Solicitor.

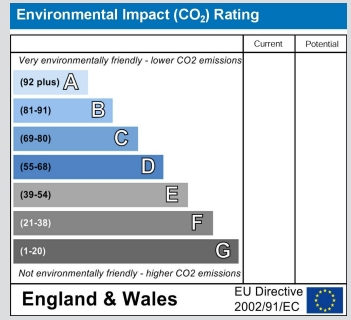
**Important Notice - Particulars**
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to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



peterheron
sales & lettings

**Approximate total area**(1)

56.3 m²

(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