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Thornhill Park, Ashbrooke, Sunderland

£75,000











This stunning, refurbished ground floor apartment, features a stylish interior and the benefit of an allocated parking space, situated within the highly regarded Ashbrooke Conservation area. Internally the immaculate private accommodation includes a hall and a fabulous open plan living area and kitchen with French doors to the rear, incorporating a Juliet balcony. The kitchen is fitted with a range of impressive units and a selection of integrated appliances. There is a modern bathroom/wc and a double bedroom with a decorative, period fireplace and French doors to the rear, incorporating a Juliet balcony. Externally residents have the use of beautiful, mature gardens and there is a parking space, allocated to the apartment. This location is ideally located for local amenities, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All On Ground Floor
Access via impressive communal door into communal entrance.

Communal Entrance



Well kept and tastefully presented communal hallway with entrance door to accommodation.

Entrance Hall
Security entry phone system and cast iron radiator.

Living/Kitchen Area 19'6" x 12'2"



Range of modern wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and hood, fridge freezer and washing machine. Cast iron radiator and French doors opening onto a Juliet balcony.

Bedroom 12'1" x 11'8"



French doors opening onto a Juliet balcony, cast iron radiator and period style fireplace surround.

Bathroom 5'8" x 8'1"



Bath with shower over, low level wc and wash basin. Chrome heated towel rail.

Outside



Allocated parking, visitor parking and stunning, well kept communal gardens surrounding the building.

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 125 years from 1/1/2007 and the Ground Rent is £100 per annum.

The service charge is £1320.00 per annum (paid till end of December 2026).

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.

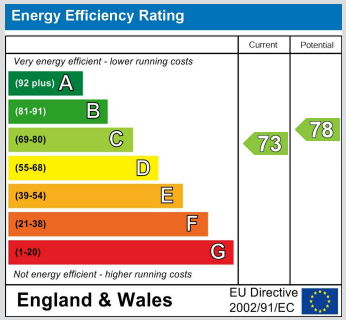
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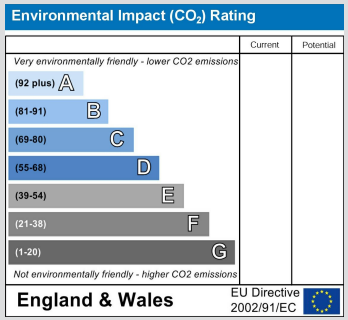
MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

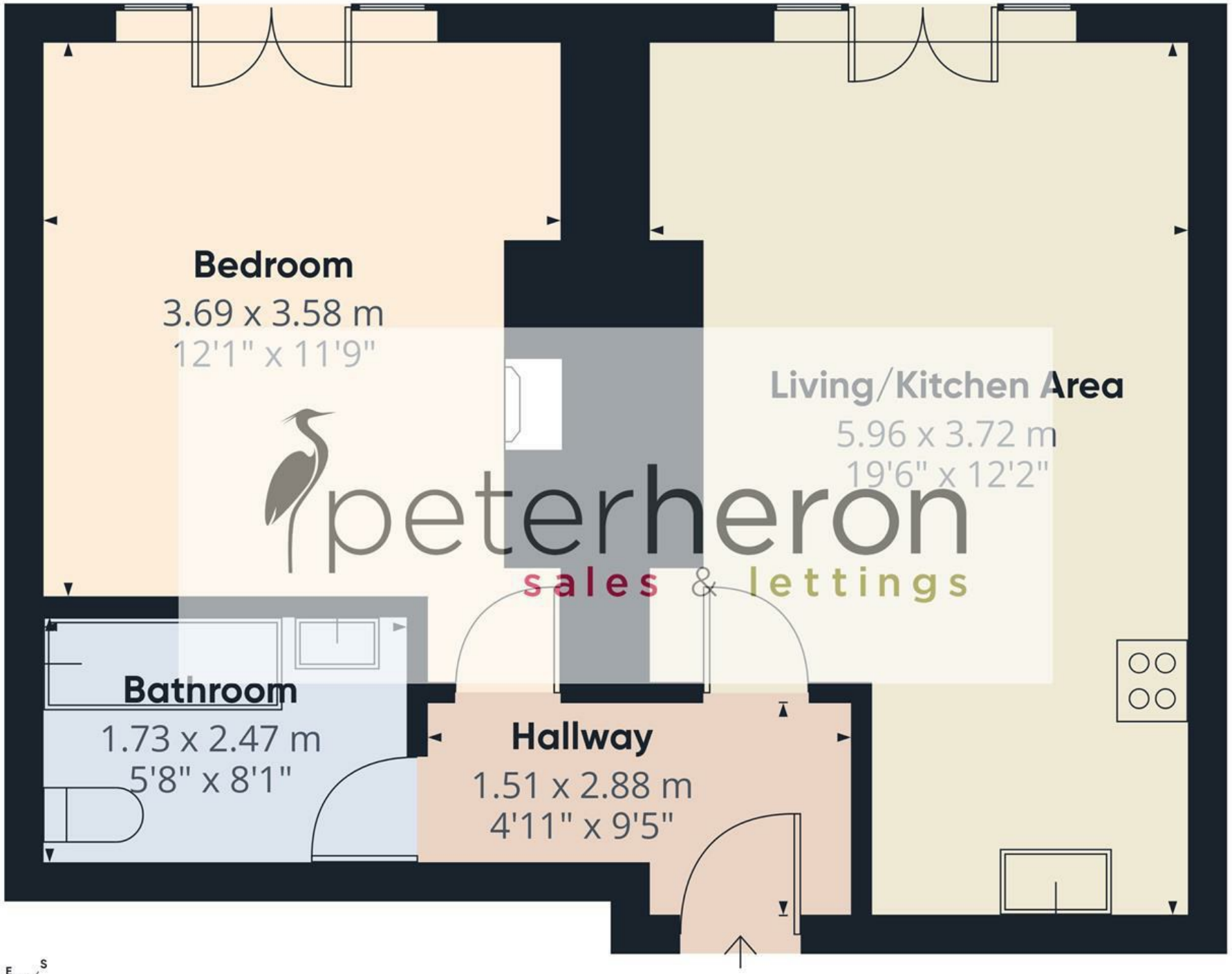
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









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Approximate total area(1)

41.4 m²

446 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.

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