

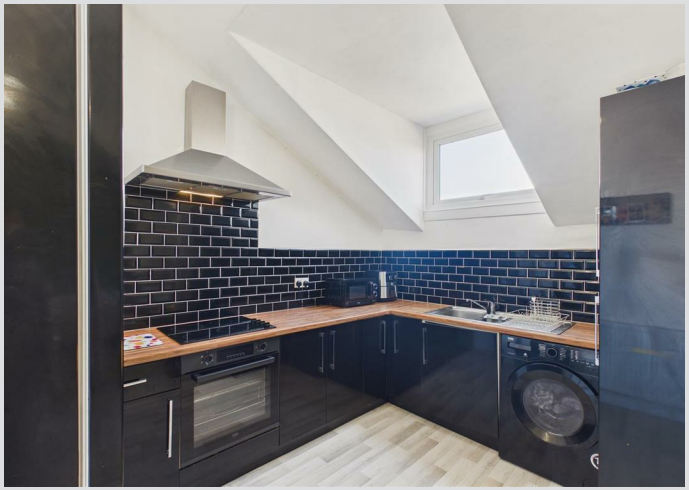
The Elms, Ashbrooke, Sunderland £99,950











A substantial top floor apartment, formerly three bedrooms but now two and offering a fresh contemporary theme throughout being ideal for professional couples who wish to live within this fashionable residential suburb of the city, a short walking distance of Sunderland city centre.
With all accommodation located on the second floor, the property offers accommodation including open plan living/dining room and kitchen, two generous sized bedrooms and a bathroom whilst externally, there are communal gardens to the front together an enclosed shared courtyard to the rear with secure off street parking. A wonderful home guaranteed to impress all who view.

MAIN ROOMS AND DIMENSIONS

Communal Entrance
Stairs leading to upper floors.

Top Floor Apartment

Entrance Hall



Radiator and storage cupboard. Door to lounge.

Lounge



Double glazed window and radiator. Open plan into kitchen.

Kitchen



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven with electric hob and extractor hood. Space provided for a fridge freezer and washing machine. Radiator and double glazed window.

Bedroom 1



2x single glazed windows and 3x radiators.

Bedroom 2



Single glazed window to rear and radiator.

Bathroom



Low level WC, washbasin and bath with waterfall shower over, double radiator and single glazed skylight.

Outside



Communal rear courtyard with an electric roller shutter providing off street parking.

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 there are 997 years remaining. The ground rent is £0.

The service charge is £25 per month which includes building insurance and maintenance of the building.

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

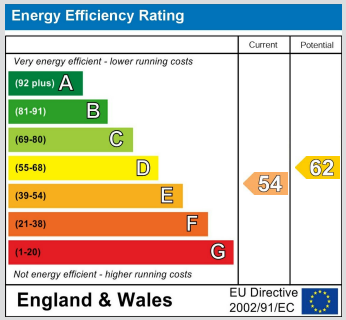
contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright 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.

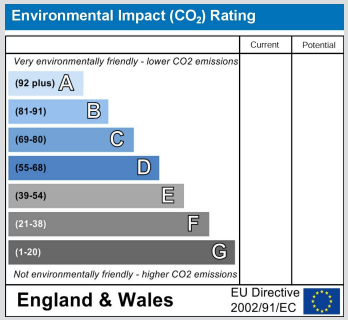


Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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)

87.2 m²

938 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360