

Dumbarton Close, The Broadway, Sunderland £104,950











An attractive two bedroom ground floor apartment, located within this popular, modern development. The private accommodation includes a hall, lounge, kitchen, two bedrooms and a bathroom. The property benefits from gas central heating to radiators, double glazing, an allocated parking space as well as visitors parking facilities. This conveniently located apartment is ideally placed for locally amenities, shopping facilities and major road links. The apartment is available with vacant possession, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via entrance door.

Entrance Hall



Radiator and 2x storage cupboards.

Lounge 13'11" x 11'0"



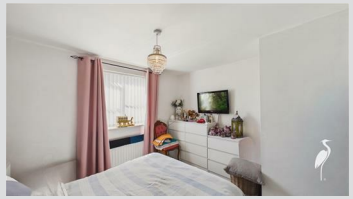

Double glazed window and double radiator. Door to kitchen.

Kitchen 8'0" x 10'5"




Wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven with gas hobs and hood. Space for fridge freezer and washing machine. Double glazed window and radiator.

Bedroom 1 10'0" x 11'4"

Double glazed window to front and radiator.

Bedroom 2 6'10" x 12'0"




Double glazed window and radiator.

Bathroom



Low level WC, washbasin and bath, double glazed window and radiator.

Outside
Communal gardens and allocated parking facilities.

Council Tax Band
The Council Tax Band is Band B.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 102 years remaining.

The service charge is £133.00 per month.

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.

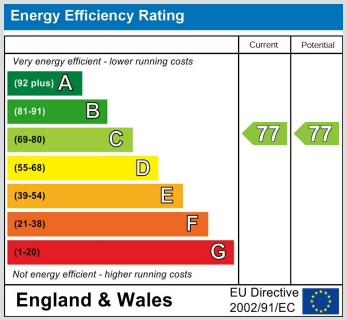
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this

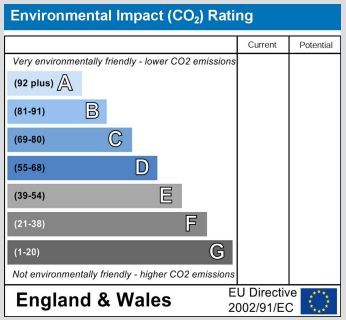
property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance 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.

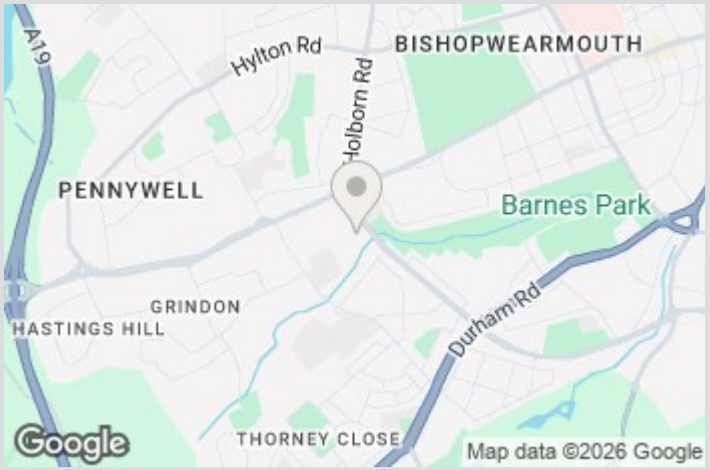
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

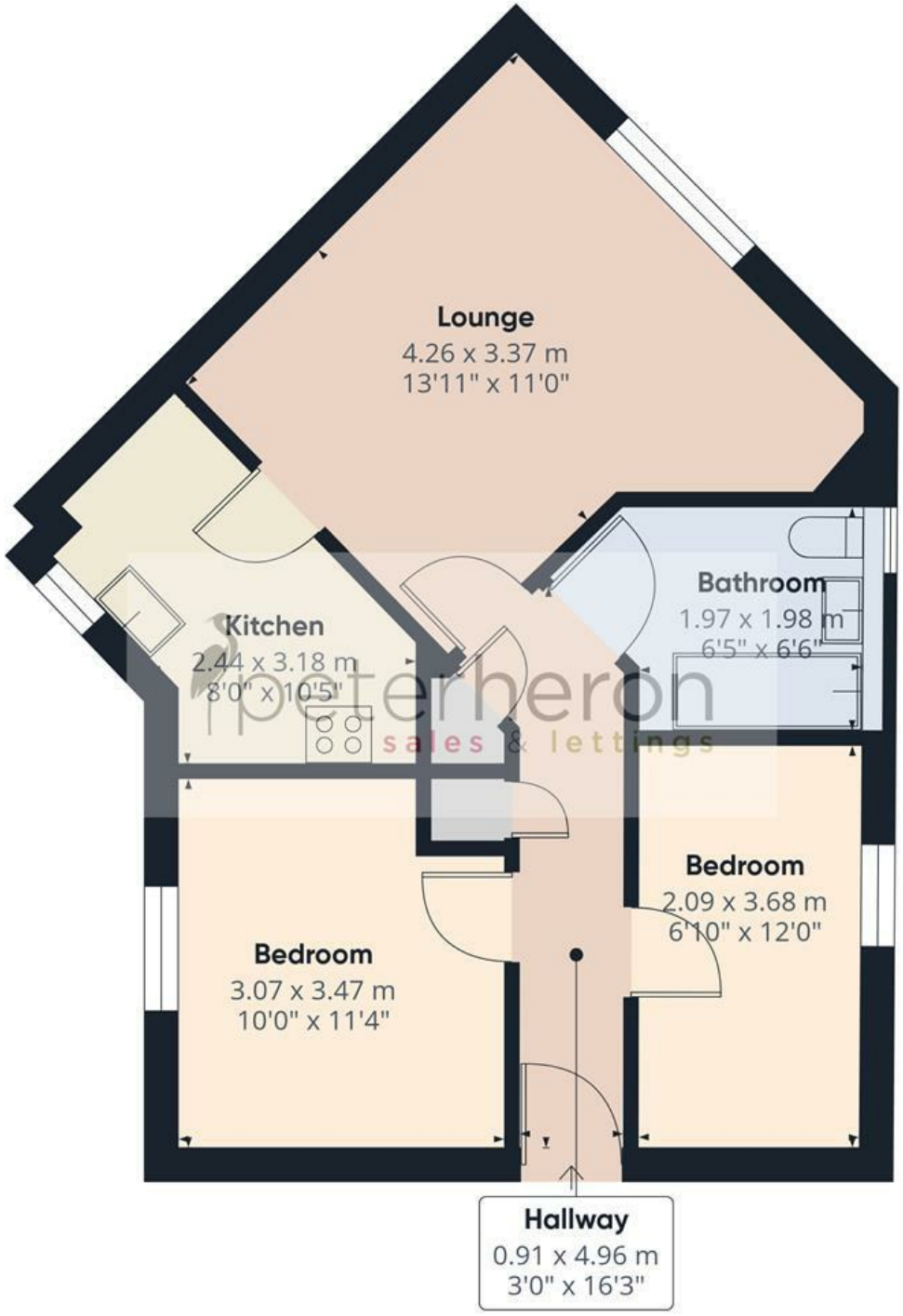
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









peterheron
sales & lettings

Approximate total area(1)

51.4 m²

554 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