



Offers Over £120,000

Westbrooke, Ryhope Road, Ashbrooke, SR2 7ED

A stunning two bed roomed luxury first floor apartment situated within this prestigious development in Ashbrooke just off Ryhope Road boasting a superb location for Sunderland city centre, shops, schools and amenities.

Apartment owners in the block own a share of the freehold through shares in the management company. Ownership of this apartment therefore affords greater certainty and control than other leasehold opportunities.

The apartment benefits from spacious living accommodation, a telephone door entry security system, Gas Central Heating with the accommodation briefly comprising of: Communal Entrance Hall, Entrance Hall, Living Room, Kitchen, 2 Double Bedrooms, Bathroom and En Suite.

Externally the property is accessed via secure electronically operated gates leading to a driveway and parking in addition to substantial south facing communal gardens. Viewing of this outstanding apartment is highly recommended.

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Accommodation Comprises

Communal Entrance



Intercom system.

Living Room

18'8" x 13'9" (5.7 x 4.2)



Three central heating radiators, coved ceiling, stripped wooden flooring, southern aspect oriel bay window, views over grounds.

Kitchen

11'5" x 8'6" (3.5 x 2.6)



Range of fully fitted wall, floor units & work surfaces, electric oven & gas hob with cooker hood. stainless steel sink unit & single drainer with tiled splashback, central heating radiator.

Bedroom One

12'5" x 9'6" (3.8 x 2.9)



Double bedroom, central heating radiator, range of fitted wardrobes, quality ensuite shower room.

Ensuite



Suite comprising modern walk in shower, mounted wash hand basin & low level WC. partially tiled walls.

Bedroom Two

12'9" x 10'5" (3.9 x 3.2)



Double bedroom, single central heating radiator. laminate flooring.

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Bathroom

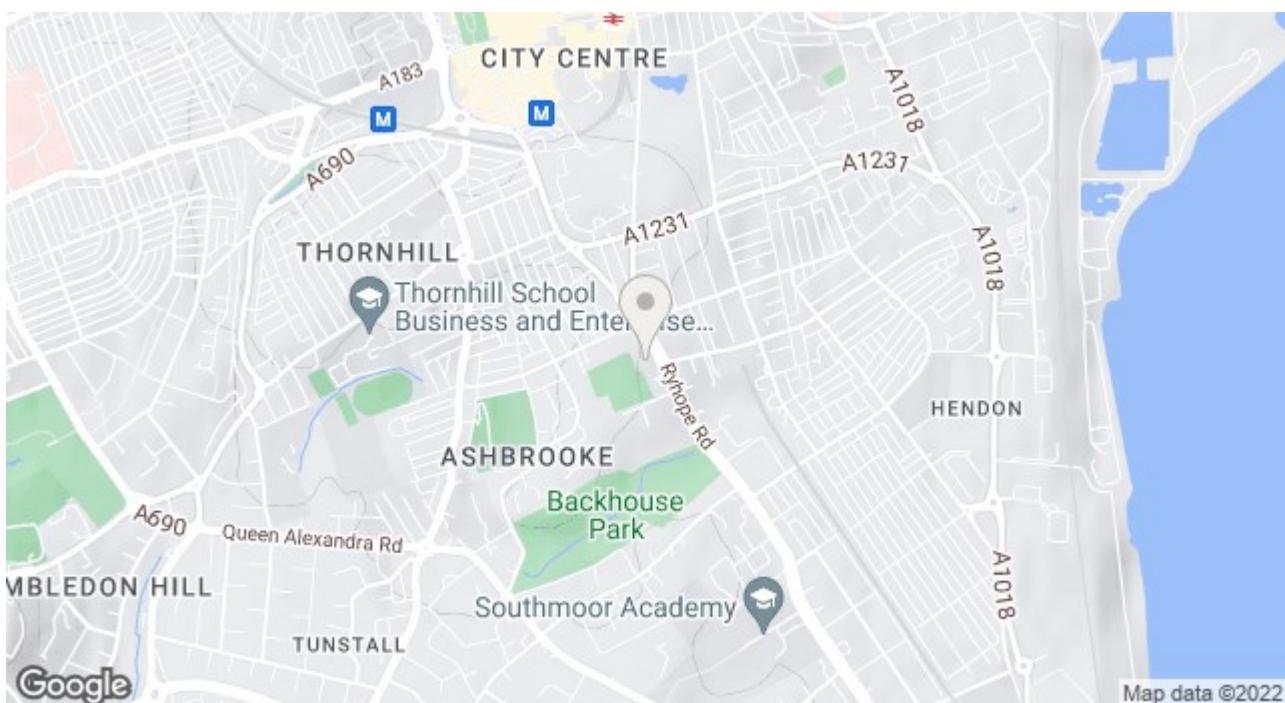
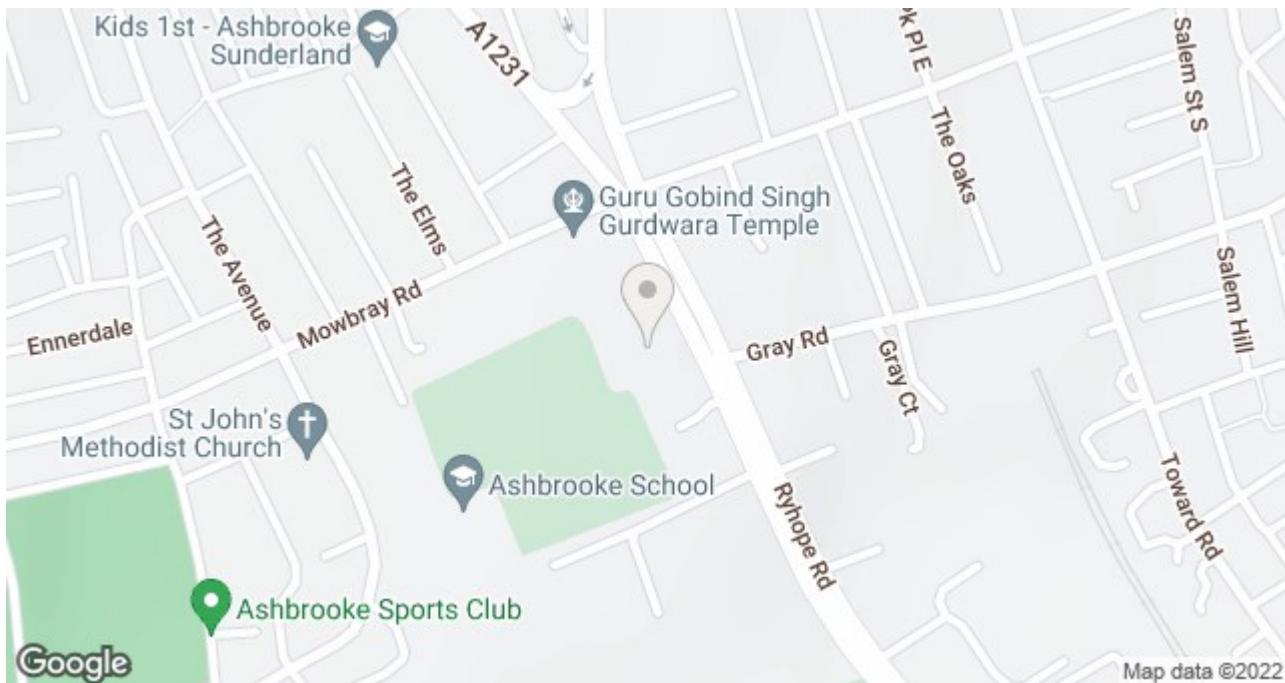
Central heating radiator. Suite comprising panelled bath, pedestal wash hand basin & low level WC.

External



Communal grounds with lawns & mature trees. Electric gates giving access to driveway. Car parking and seating areas in southern facing mature gardens.

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. 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. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		