



hackett
PROPERTY

14 Orchard House, Sunderland, Ashbrooke SR2 7TY

▪ FIRST FLOOR LUXURY APARTMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

£119,950



2 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Tenure - Leasehold, Council Tax Band C
- Peaceful & leafy residential location

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Beautifully presented, first floor two bedroom, purpose built luxury modern apartment situated in a notably peaceful and leafy residential backwater enjoying lovely aspects over the rear garden elevations. Internally the accommodation is immaculate throughout and briefly comprises; communal entrance with lift access to first floor level, two double bedrooms, one with en suite shower room/WC, open plan kitchen with glass block wall into living room and bathroom/WC. At basement level there is secured parking for one car. Modern features include electric heating, incorporated kitchen appliances, shower facility, lift access and video entrance phone.

Property Information

Tenure - Leasehold

Lease - 999 years from 01/01/2005

Service charge January 2024 - December 2024 - £2184

Please note these are the most recent figures we have & are subject to change. These charges are correct to the best of our knowledge.

Prospective purchasers should clarify this information with their solicitor prior to exchange of contracts.

Council Tax Band C

Accommodation

Communal Entrance

Accessed via a security entrance phone system, lift or stairs to first floor level.

Reception Hallway

Accessing main body of the accommodation with features including storage room, fitted cloak storage and night storage heater.

Living Room

5.44m x 3.23m (17' 10" x 10' 7") approximately Providing ample space for both lounge and dining purposes with double glass paned doors and Juliette balcony overlooking the peaceful rear garden elevations. Other benefits include telephone point, television aerial point, spot lighting and glass block wall open to

Breakfasting Kitchen

3.35m x 2.59m (11' x 8' 6") approximately Fitted with a country style range of units to wall and base with under unit lighting and laminated roll top work surfaces over. Other benefits include spot lighting, fridge freezer, washer dryer, dishwasher, tiled splashbacks, display shelving and collapsible breakfast table.

Bedroom One

3.66m x 3.05m (12' x 10') approximately A substantial double bedroom with mirror fronted wardrobes providing excellent hanging and shelving space, convector heater, telephone point, television aerial point and door to

En Suite Shower Room/WC

Equipped with a double sized shower with power shower fitting, low level WC, pedestal hand basin, split level wall tiling, extractor and ladder radiator.

Bedroom Two

5.18m x 2.74m (17' x 9') approximately Substantial double bedroom with mirror fronted wardrobes, television aerial point, telephone point and convector heater.

Bathroom/WC

Equipped with a three piece suite including low level WC, pedestal hand basin and panelled bath. Other benefits include split level wall tiling, extractor and ladder radiator.

Garage

Located at basement level accessed via the lift and sensor operated gates, providing one allocated space for a family sized car.

Externally

To the front of the property there is a communal courtyard for both guests and