Aylesford Mews
Hillview
Sunderland
SR2 9HY









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Aylesford Mews

Asking Price £130,000

INTRODUCTION

Good Life Homes are delighted to bring to the market this spacious two double bedroom second floor apartment at Aylesford Mews, offering approximately 825sq ft of accommodation on a sought after executive development. Built by Bellway Homes a little over 20 years ago, the apartment is described as one of the highest specification styles originally constructed on the development.

ENTRANCE VESTIBULE AND HALLWAY

Entrance door into a vestibule with entry phone and a further door into the main hallway. Two large built-in cupboards provide excellent storage. Radiator. Doors lead to both bedrooms, the bathroom and dining kitchen, with double doors opening into the lounge.

LOUNGE

15'7 x 13'6

An impressive, spacious lounge with carpet flooring, two double radiators, TV points and two white uPVC double glazed windows enjoying elevated views over the development. The generous proportions allow plenty of flexibility for furniture arrangements.

DINING KITCHEN

11'7 x 9'11

A well appointed dining kitchen with cherry wood style wall and floor units and contrasting laminate work surfaces. Integrated appliances include a Neff dishwasher, washing machine, Neff electric oven positioned at a convenient height and Neff fridge freezer. Four-ring gas hob with stainless steel style splashback and feature extractor hood. Circular stainless steel sink and matching drainer with flexible Monobloc tap. White uPVC double glazed windows, recessed ceiling lights and a double radiator. The central heating boiler is concealed within a cupboard. Ample space for a breakfast table and chairs.

BATHROOM
7'3 x 5'11
Tiled flooring, radiator and a front-facing white uPVC double glazed window with privacy glass. WC with low-level cistern, wall-mounted wash basin with chrome tap and a panelled bath with chrome tap. Tiling to approximately half height around the bath, basin and WC areas, recessed ceiling lights and extractor fan.

PRINCIPAL BEDROOM
17'2 x 11'9
Measurements taken at the widest points; the room is slightly L-shaped.
A lovely double bedroom with carpet flooring, radiator and white uPVC double glazed windows to the rear and side. Door to the en suite shower room.

EN-SUITE SHOWER ROOM
7'1 x 5'11
A L-shaped room with tiled flooring, WC with low-level cistern and pedestal wash basin with chrome tap. Double shower cubicle with sliding doors and a shower supplied by the main combi boiler system. Tiling to approximately half height around the WC and basin and full height within the shower. Recessed ceiling lights and extractor fan.

BEDROOM 2
11'6 x 8'1
A double bedroom with carpet flooring, radiator and a front-facing white uPVC double glazed window.

COMMUNAL ENTRANCE
A well maintained, secure communal entrance provides access to the block, with stairs leading to the second floor and the apartment entrance.

PARKING
An allocated parking space is provided for the apartment, together with shared visitor parking.

LEASE, GROUND RENT, SERVICE CHARGE AND FLOOR AREA
We are advised that the property is leasehold, with a lease of 125 years from 1 January 2003, leaving approximately 101 years unexpired as at November 2026. Ground rent is £222.48 for the period 1 January 2026 to 31 December 2026. The service charge advised is £1,811.84 for the period 1 June 2026 to 1 March 2027. Lease and charge information is subject to confirmation by the buyer's solicitor.
Approximate floor area of 825 sq ft (76.6 sq m), calculated from the overall measurements of 27 ft 6 in x 30 ft provided during the inspection. All measurements are approximate.

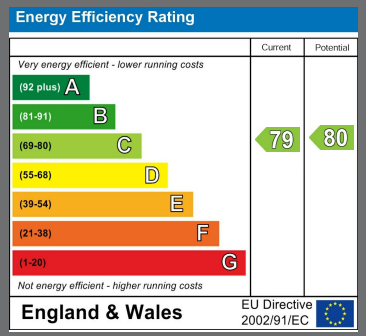






Local Authority
Sunderland

Council Tax Band
C





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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