









Available May 2024 onwards.

A spacious and impressive two bedroom apartment, available to rent on a unfurnished basis. Internally the well-presented private accommodation includes a hall and generous open plan lounge and kitchen, the kitchen benefiting from being fitted with a range of modern units and integrated appliances. There is a master bedroom with en-suite shower room, a second double bedroom and a main bathroom. The Echo building has a security entrance, lift access to all floors and provides easy access to Sunderland City Centre, Sunderland Royal Hospital and Sunderland University as well as offering transport links to surrounding areas. Viewings are a MUST!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a communal entrance door.

Communal Entrance

Private Accommodation - Entrance Hall

With a storage cupboard, electric radiator and doors to the bedrooms, bathroom and living rooms.

Open Plan Lounge and Kitchen 18'2" x 14'2"

The kitchen is fit with base and eye level units with work surfaces over incorporating a sink unit. Integrated appliances include an oven, hob, extractor hood, fridge, freezer, dishwasher and washing machine. There's a radiator, fitted overhead spotlights, double glazed windows and door to the balcony with far reaching views.

Master Bedroom 18'6" x 8'7"

Double glazed window, radiator, fitted wardrobes and door to the en-suite.

En-Suite Shower Room

Low level WC with concealed cistern, wash hand basin and a step in shower cubicle. There's a heated towel rail and tiled walls and flooring.

Bedroom 2 11'3" x 8'2"

Double glazed window, radiator and fitted wardrobe.

Bathroom

Low level WC with concealed cistern, wash basin and panelled bath. There's a heated towel rail, tiled walls and flooring.

Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their

advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Council Tax Band

The Council Tax Band is Band C

Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Lettings Viewing

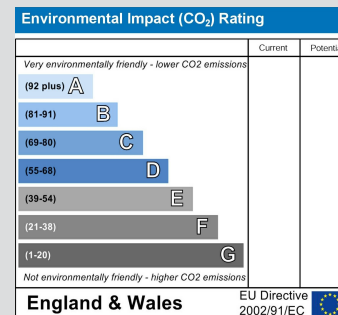
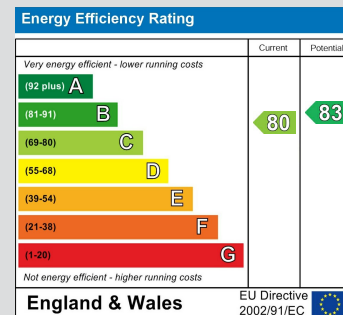
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6118 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS