









Available Mid November on an unfurnished basis, this neatly presented two bedroom top floor apartment offers an excellent opportunity to those looking to rent.

Accommodation includes a living room, kitchen, two bedrooms and a bathroom. Enjoying a convenient situation which would suit those who require easy commuting into the City centre and onto the A19 and is particularly convenient for Doxford International Business Park and Nissan.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Communal entrance door to

## Communal Entrance

Staircase to all floors.

## Private Accommodation

Radiator, single glazed door to

## Entrance Hall

With doors to balcony.

## Lounge 16'7" x 10'9"

Double glazed box bay window to the front, double radiator, feature electric fire.

## Kitchen 7'5" x 8'7"

Fitted with wall and base units with work surfaces, over incorporating a single bowl sink and drainer, integrated oven and hob with extractor fan, space for fridge freezer, washing machine and dishwasher, double glazed window to the rear.

## Bedroom 1 12'1" x 11'2"

Double glazed box bay window to the front, radiator, 2x integrated storage cupboards.

## Bedroom 2 11'3" x 10'10"

Double glazed box bay window to the rear, double radiator.

## Bathroom

Low level WC, wash hand basin, panel bath with overhead shower, radiator, double glazed window to the rear.

## Outside

Residents parking facilities to the rear.

## Council Tax Band

The Council Tax Band is Band A

## Move In Costs

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

## 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.

## Lettings Viewing

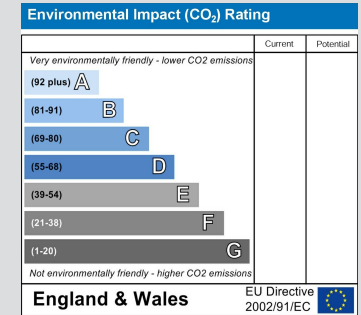
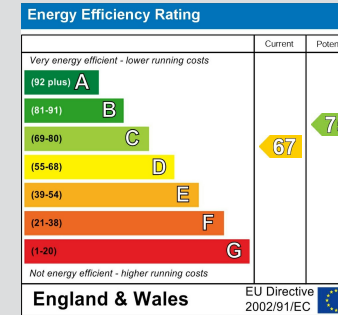
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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](http://www.peterheron.co.uk) or call 0191 510 3323

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