









A newly refurbished and immaculately presented two bedroom apartment sitting within the highly regarded Roker park estate, steeped in history and always held in high regard for those who wish to live within this fashionable coastal suburb.

The property is available immediate on an unfurnished basis and is ideal for those tenants searching for a home in a convenient location, close to all amenities.

Comprising reception hall, a wonderful open plan living, dining room and kitchen with integrated appliances, two double size bedrooms and a bathroom, this wonderful home is sure to rent instantly and should be viewed as matter of urgency to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Top Floor Apartment

Access via wooden entrance door into

Reception Hall



2x storage cupboards, radiator and doors to

Open Plan Lounge/Kitchen 17'8" x 13'10"



Range of modern wall and base units with countertops over incorporating a single bowl undermount sink and drainer. Integrated oven with gas hob and extractor hood, fridge freezer and washing machine. 2x double glazed windows, 2x radiators and a feature fireplace .

Bedroom 1 10'11" x 9'10"



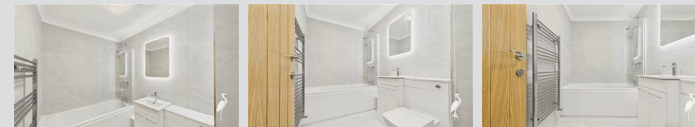
Double glazed window and a radiator.

Bedroom 2 10'6" x 9'9"



Double glazed window and a radiator.

Bathroom



Bath with shower over, hand wash basin comprising low level wc and hand wash basin with LED touch operated mirror above. Chrome heated towel rail.

Outside



Allocated parking.

Council Tax Band

The Council Tax is Band B

Lettings Important Info.

We endeavour 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

MAIN ROOMS AND DIMENSIONS

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 Appointment

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.

Office Opening Hours

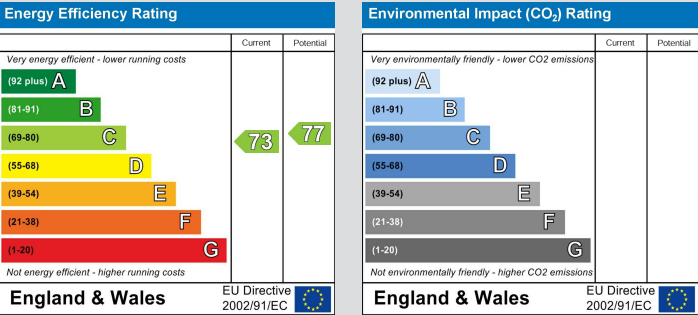
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Lettings Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.



Visit www.peterheron.co.uk or call **01915106118**