

A superb 4th floor contemporary apartment with a secure allocated parking space and a balcony, enjoying fantastic, elevated views across the river, city and beyond. This impressive apartment benefits from a wealth of natural light and provides spacious rooms, onsite parking, communal third floor landscaped gardens and a city viewing deck. Internally the attractive accommodation includes a spacious hall and a superb 22ft open plan lounge and breakfasting kitchen with double glazed door out to the private balcony. There are two well-proportioned bedrooms and a bathroom/wc. Situated in the heart of the City Centre, this ideal location provides easy access to cafes, restaurants and shopping facilities as well as offering excellent transport links to surrounding areas. Viewing is essential to appreciate the accommodation and delightful views this apartment has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a communal entrance door. The property is located on the 4th floor and there is an internal entrance door into the entrance hall.

Entrance Hall

Radiator and a storage cupboard.

Open Plan Lounge and Kitchen 22'8" x 13'9"



The kitchen is fit with base and eye level units with work surfaces over incorporating a sink unit, integrated appliances include an oven and hob, fridge freezer and a dishwasher. There are fitted overhead spotlights, low level lighting, wood effect laminate flooring, double glazed window with panoramic ocean views, radiator, electric fireplace and double glazed doors onto the balcony.

Bedroom 1 15'6" x 10'1" into fitted wardrobes



Fitted wardrobes, 2 double glazed windows with panoramic views and a radiator.

Bedroom 2 13'9" x 8'6"

Double glazed window and a radiator.

Bathroom



Fit with low level WC, pedestal wash basin, panelled bath with shower head over, tiled walls and flooring, heated towel rail and fitted overhead spotlights.

Outside



The property has a private balcony accessed directly from the living area. There are communal gardens, outdoor seating areas and an underground car park with one allocated parking bay.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in

the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

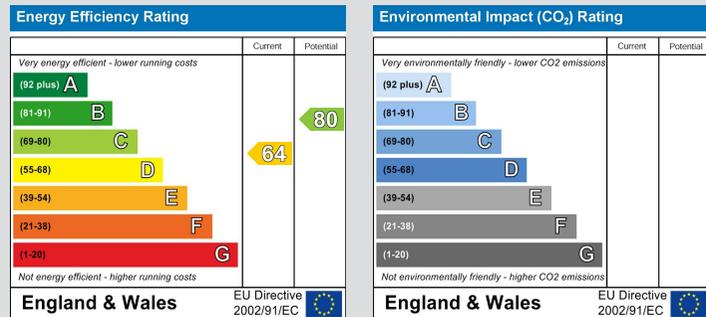
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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Approximate Floor Area
(68.55 sq.m)

30 River Quarter