









A stunning two bedroom ground floor apartment, situated in Brommarsh Court; within this desirable Marina Development known as North Haven. The beautifully appointed private accommodation includes a hall and a superb lounge, enjoying a dual aspect that opens through to an impressive kitchen, fitted with an excellent range of contemporary units, wood worksurfaces, breakfast bar and integrated appliances. There are two bedrooms and a modern bathroom/wc. Externally there is a designated parking space which is located directly outside the front door of the apartment block and there are also well maintained communal gardens. The property is just a 2 minute walk to Marina, ideally positioned for local amenities, as well as being within close proximity to the award winning blue flag beaches and offers transport connections to Sunderland City Centre and surrounding areas. Available Immediately!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Part glazed door to

Communal Entrance

Phone entry system.

Apartment Entrance Hall

Radiator and storage cupboard.

Lounge 16'11" x 12'0"

Two double glazed windows to dual aspects and double radiator, open plan to

Kitchen 11'6" x 6'9"

Recently fitted contemporary kitchen with wall and base units with wood effect working surfaces over incorporating sink and drainer unit, breakfast bar, integrated gas hob with extractor hood over and eye level electric oven and grill, integrated fridge freezer and space for washing machine.

Bedroom 1 12'4" x 13'6"

Double glazed window and double radiator.

Bedroom 2 9'8" x 8'7"

Double glazed window and radiator.

Bathroom

Modern suite comprising of a low level WC, pedestal washbasin and panel bath with overhead shower and glass screen - white suite, radiator.

Outside

Designated parking space belonging to this individual apartment.

Council Tax Band

The Council Tax Band is Band C

Lettings Important Notice 2

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.

Sea Road Viewings

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

Opening Times

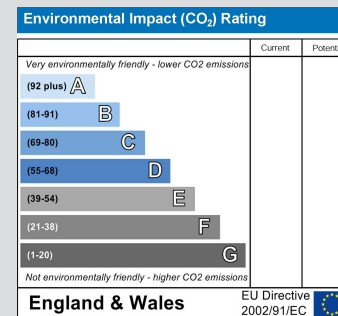
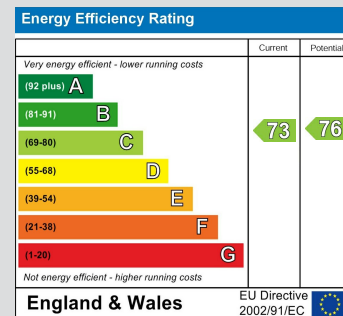
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

Moving in Costs

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



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