









VIRTUAL VIEWING AVAILABLE! A three bedroomed top floor purpose built luxury apartment, situated in this much sought after development with extensive surrounding grounds. Within walking distance from Sunderland City centre, Park Lane Metro Station, shops, schools and amenities. Briefly comprising:- communal entrance with stairs to top floor, recessional hallway, living room ideal for lounge and dining purposes:- three bedrooms, separate kitchen and bathroom. Externally there is courtyard parking for both residents and guests. Features of note include gas central heating and UPVC double glazing, entry phone system. Immediate internal inspection is highly recommended. Available end of June 2022.

MAIN ROOMS AND DIMENSIONS

All on Top Floor

Reception Hallway

Single radiator, built-in storage cupboard. Entry phone system.

Kitchen 9'2" x 8'8"



Contemporary fitted kitchen floor and wall units, with coordinating worktops, built-in gas/oven, stainless steel extractor fan, dishwasher and automatic washing machine. UPVC window to rear. (please note, the landlord is not responsible for repair or replacement of whitegoods during tenancy).

Living/Dining Room 14'0" x 12'11"



Three UPVC windows to rear, two radiators. Inset lighting.

Bedroom 2 10'3" x 10'0"



UPVC window to front, single radiator.

Bedroom 1 14'0" x 10'0"



UPVC window to front, single radiator.

Bedroom 3 9'3" x 8'8"



UPVC window to rear, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal basin, bath with overhead shower, single radiator, tiled flooring.

Outside



Communal grounds, courtyard resident and guest parking.

Council Tax Band

The Council Tax Band is Band B.

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 Arrangements

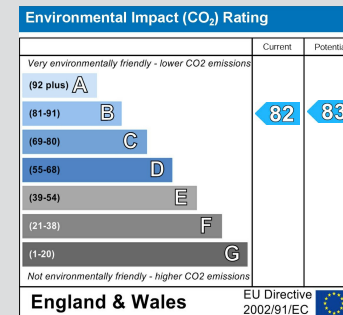
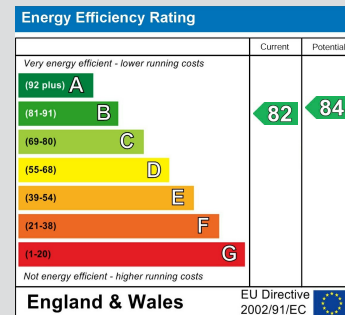
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

Opening Hours let

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

Ombudsman

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



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