









An impressive, unfurnished top floor apartment, featuring a roof terrace, ideally located in the heart of the City Centre. The building is accessed via a security entry system into an impressive communal hall with staircase to the upper floors. Internally the private accommodation includes a hall and a living room with patio doors to the roof terrace and the room opens through to a fitted kitchen with integrated appliances. There is a generous double bedroom and a bathroom/wc. This excellent central location is ideally placed for the amenities available in the City Centre, shops, cafes, bars and restaurants as well as offering good transport connections. Available Mid August 2022.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Communal Entrance Hall



With access to all floors.

Top Floor

Access from the landing into the entrance hall.

Entrance Hall

Storage cupboard.

Living Room 16'10" x 9'9"



Double glazed sliding patio doors to the roof terrace, wood effect laminate flooring, double glazed window and open into the kitchen.

Kitchen 8'11" x 10'5"



Fit with base and eye level units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include a dishwasher, washing machine, oven and hob with extractor fan and an integrated fridge freezer. There's a double glazed window and tiled flooring.

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MAIN ROOMS AND DIMENSIONS

Bedroom 17'4" x 13'6"



Double glazed windows.

Bathroom



Fit with a low level WC, pedestal wash basin set into vanity units and panelled bath with shower head over. There's a double glazed window and tiled walls and flooring.

Outside



There is a roof terrace with open panoramic views overlooking the city centre.

Council Tax

The Council Tax Band is Band B

Movein 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 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 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

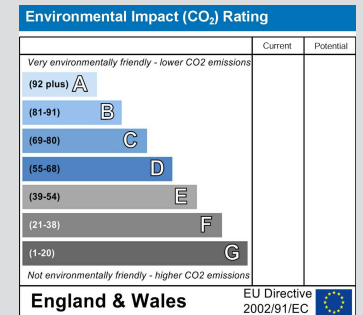
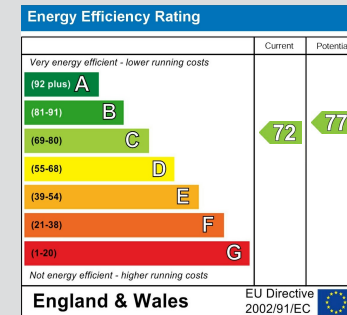
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at peterheron.co.uk

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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