













A beautifully appointed top floor apartment, providing spacious and well presented accommodation. The apartment is accessed via its own private entrance into an entrance hall, lounge with bay window, contemporary kitchen, two good bedrooms and modern bathroom. The property is situated on a private road, the apartment itself overlooks delightful, mature communal gardens to the front and to the rear there is a residents parking area. Benefits of the apartment include gas central heating to radiators (where stated).



# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via entrance door with intercom system. Stairs to upper floors.

## Top Floor Apartment

Access via entrance door.

## Landing

Skylight and storage cupboard.

## Lounge 21'10" x 14'2"

Double glazed bay window to front, 2x radiators.

## Kitchen 11'7" x 7'3"

Wall and base units with granite counter tops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven, electric hob and extractor hood, space for washing machine and fridge freezer. Double glazed window to rear and radiator.

## Bedroom 1 14'8" x 10'4"

Double glazed windows to front, radiator and built in wardrobes.

## Bedroom 2 18'8" x 10'7"

Double glazed window to rear, radiator and storage cupboard.

## Bathroom

Low level WC, wash hand basin set into vanity unit, tiled bath, chrome heated towel rail and Velux window.

## Outside

Generous communal gardens to the front, off street residential parking to both the front and rear elevations.

## Council Tax Band

The Council Tax Band is Band A.

## 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 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

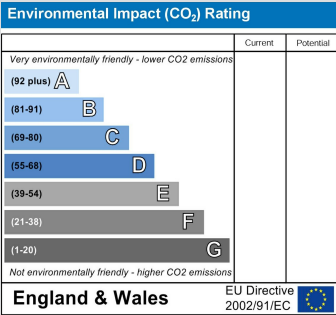
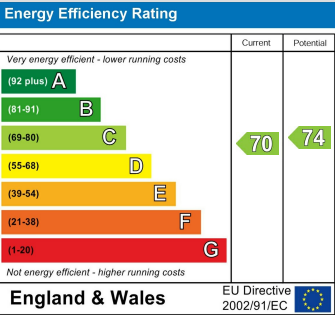
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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