



## South Cliff, Roker

Three Bedroom

- One Bedroom
- One Living Room

- One Bathroom
- EPC: D

£180,000

Tenure: Leasehold

**HUNTERS**<sup>®</sup>  
 HERE TO GET *you* THERE



# South Cliff, Roker Terrace, Sunderland

## DESCRIPTION

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN \* ONE BEDROOM APARTMENT \* ROKER SR6 \* STUNNING VIEW \* OPEN PLAN LIVING \* GROUND FLOOR \* GARAGE \* LIFT IN BLOCK \* COUNCIL TAX BAND - C \* EPC - \* D

We are delighted to offer this one bedroom ground floor apartment in the highly regarded South Cliff at Roker.

The apartment offers an open plan layout ensuring that the view is enjoyed in all living spaces.

Elsewhere there is a double bedroom with fitted wardrobes and a fully fitted bathroom including separate shower cubicle.

Externally there are gardens to the front and rear as well as a garage and parking.

The block also offers a useful lift and secure entry system.

Early viewing is highly recommended.

The management of the block is undertaken by the residents with their own management company. Current service charge is circa £100 per month.





Approximate total area<sup>(1)</sup>  
227.28 ft<sup>2</sup>  
21.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Council Tax: C

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		64	
		77	
England & Wales	EU Directive 2002/91/EC		England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

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