



South Cliff, Roker Terrace, Roker, Sunderland, Tyne & Wear, SR6

£169,950



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * GROUND FLOOR
APARTMENT * MODERNISED * COASTAL VIEWS * PARKING *
GARAGE * GARDENS * COUNCIL TAX BAND - C * EPC RATING - D

Nestled in the esteemed South Cliff Apartment building on Roker Terrace, Sunderland, this exquisite one-bedroom ground floor apartment presents a unique opportunity for modern living. The property boasts a thoughtfully designed open plan layout that maximises the stunning coastal views from the living space.

Upon entering, you will be greeted by a contemporary interior featuring new flooring and a stylish modern kitchen equipped with integrated appliances.

The double bedroom offers ample space complemented by white fitted wardrobes whilst the fully fitted bathroom is designed for convenience, featuring a separate shower cubicle.

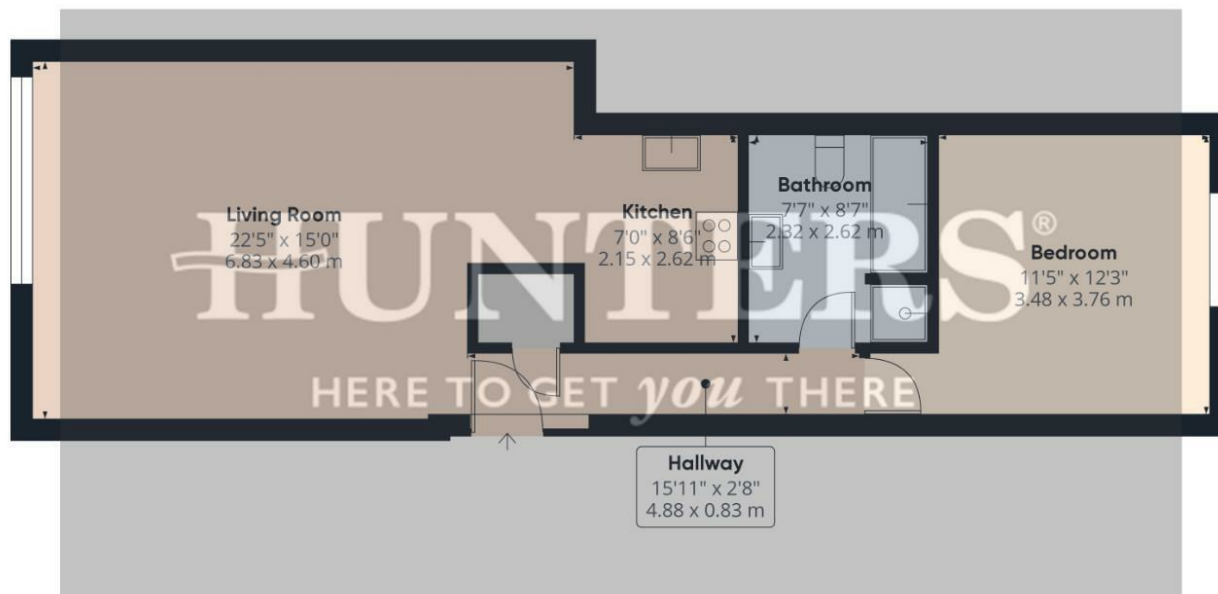
Externally, the property benefits from well-maintained gardens at both the front and rear, providing a serene outdoor space. Additionally, a garage and parking facilities are included, ensuring practicality for residents. The building is equipped with a lift and a secure entry system, enhancing both accessibility and security.

The management of the block is efficiently handled by the residents through their own management company, with a current service charge of approximately £100 per month. This apartment is not only a beautiful home but also a sound investment in a desirable location.

Early viewing is highly recommended to fully appreciate the charm and convenience this property has to offer.







Ground Floor Building 2

Approximate total area⁽¹⁾
648.52 ft²
60.25 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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Viewings

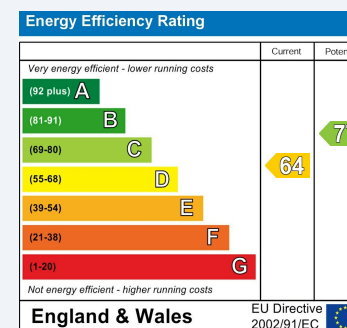
Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.