



River Quarter, Lambton Street, City Centre, Sunderland

Auction Guide Price £100,000

LUXURY LIFESTYLE 8th FLOOR SPACIOUS APARTMENT WITH BALCONY AND STUNNING VIEWS

EPC RATING C

2 SECURE UNDERGROUND CAR PARKING SPACES WITH DIRECT LIFT ACCESS WITHIN A FEW METRES OF YOUR APARTMENT DOOR

ONE OF THE FINEST CITY CENTRE APARTMENTS!

2 DOUBLE BEDROOMS; ONE WITH EN SUITE

SUPERIOR RECENT RENOVATION CREATING A LUXURY CONTEMPORARY HOME

ONE OF THE FINEST CITY CENTRE APARTMENTS! - LUXURY LIFESTYLE 8th FLOOR SPACIOUS APARTMENT WITH BALCONY AND STUNNING VIEWS - 2 DOUBLE BEDROOMS; ONE WITH EN SUITE - SUPERIOR RECENT RENOVATION CREATING A LUXURY CONTEMPORARY HOME - 2 SECURE UNDERGROUND CAR PARKING SPACES WITH DIRECT LIFT ACCESS WITHIN A FEW METRES OF YOUR APARTMENT DOOR - STUNNING MODERN OPEN PLAN LOUNGE/KITCHEN WITH ISLAND DINING & AMAZING VIEWS - AMAZING MODERN KITCHEN WITH FULL INTEGRATED APPLIANCES, QUARTZ WORK TOPS & ISLAND - BEAUTIFULLY RENOVATED MAIN BATHROOM & EN SUITE WITH SPA-QUALITY FEEL & DOUBLE SHOWERS - JAPANESE STYLE SOAK TUB IN MAIN BATHROOM! - AN EXCEPTIONAL OPPORTUNITY ... Good Life Homes are delighted to bring to the market a rare opportunity to acquire one of the finest apartments in the city centre positioned on the 8th floor with absolutely stunning elevated views of the city centre, river, sea, marina, St Peter's campus and St Peter's church and beyond to Whitburn. Views are from each window or from your very own balcony, large enough to accommodate a small table and chairs. The apartment also has two secure under-building car parking spaces, (plus visitor parking) and a lift just a few yards from your vehicle takes you to the 8th floor where your apartment door is also just a few yards away offering convenient and secure access. Internally, this spacious apartment is something to behold and represents the very best of apartment living in Sunderland. Completely renovated by the current owners, there are two double bedrooms with professionally fitted wardrobes and stylish en suite to one with double shower, built-in mirror and stylish tile choices. The main bathroom evokes a luxury spa feel with built-in mirror, double walk-in shower and additional Japanese style deep soak tub for a touch of luxurious pampering! The open plan lounge/kitchen/dining area is as impressive as any room you will find in the city, with stunning views from windows and the balcony leading off, fabulous designer style kitchen with quartz work surfaces, integrated appliances, dining island and comfortable open lounge space. This is a stunning home by any standard with the added advantage of amazing views from every window which you'll never tire of seeing. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their

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ACCOMMODATION

ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, wall mounted electric heater, 2 large storage cupboards, 1 of which houses the consumer unit, the other of which provides space for the central heating hot water tank with additional space and plumbing for a washing machine. 4 doors leading off, 2 to bedrooms, 1 to bathroom and 1 to open plan lounge/kitchen.

BATHROOM 9' 9" x 6' 4" (2.97m x 1.93m)

A stunning spa style bathroom which has been completely upgraded by the current owners to create a wonderful luxurious spa experience including professional built-in cupboards providing useful storage, uPVC double-glazed window with privacy glass. Built-in mirror with recessed lights above, designer style radiator, toilet with concealed cistern and push button flush, wall mounted sink with chrome tap, steps leading into a Japanese plunge bath with chrome taps and showerhead attachment plus double shower cubicle with shower fed from the main hot water system. The walls are finished in a mixture of uPVC panelling and textured tiles including polish granite style tiles.

BEDROOM 1 15' 8" x 11' 6" (4.77m x 3.50m)

Carpet flooring, electric wall heater, extensive professionally installed fitted wardrobes with a range of doors in a white high gloss finish, large double window with stunning views towards St Peters university campus, St Peters church, Roker marina, Roker pier and even towards the beaches of Seaburn and Whitburn with Cleadon hills even in the background. This is a large double bedroom with en suite leading off.

EN SUITE 10' 2" x 4' 0" (3.10m x 1.22m)

Also completely renovated by the current owners to create a luxurious bathroom comprising of toilet with concealed cistern and push button flush, wall mounted sink with chrome tap, large shower cubicle with pivot door and electric shower. Recessed lights to ceiling, extractor, designer style radiator, electric shaving point, professionally installed matching cupboards with a good degree of storage and hanging space. Wall tiles in a polished granite finish with textured complementary feature walls, Built-in mirror, double-glazed window with privacy glass.



BEDROOM 2 14' 10" x 10' 10" (4.52m x 3.30m)

Carpet flooring. Electric wall heater, double-glazed window amazing views towards Roker, river, St Peters campus and Cleadon, Seaburn, Whitburn. Professionally installed fitted wardrobes with matching drawers. This is also a double bedroom.

LOUNGE/BREAKFASTING KITCHEN 24' 0" x 17' 0" (7.31m x 5.18m)

Measurements taken at widest points, the room is slightly L-shaped. Laminate wood-effect flooring to the kitchen and dining and breakfasting area, carpet flooring to the lounge area, windows to 2 elevations including amazing views over the city centre and north towards the River, St Peters campus, St Peters church, Roker pier, Seaburn, Roker beach, Whitburn, Cleadon hills. Double-glazed door leading out onto balcony which is easily large enough to accommodate a small table and chairs and enjoying amazing elevated views across the city. The kitchen area has been completely renovated by the current owners and includes a range of wall and floor units in a contemporary style grey finish with handleless doors and quartz work tops, integrated electric oven, integrated microwave, integrated fridge/freezer, 4 ring induction hob, inset stainless steel sink with matching tap, integrated dishwasher. Part of the kitchen vibe is an island unit which contains drawers and provides comfortable breakfast or dining seating for 4 people with a stylish industrial light fitting above. Recessed lights in the kitchen area, extractor feature, electric wall heater and additional bioethical heater also. The lounge is very generous and comfortably accommodates a sofa and chairs as can be seen in the photographs and which enjoys views from every seat.

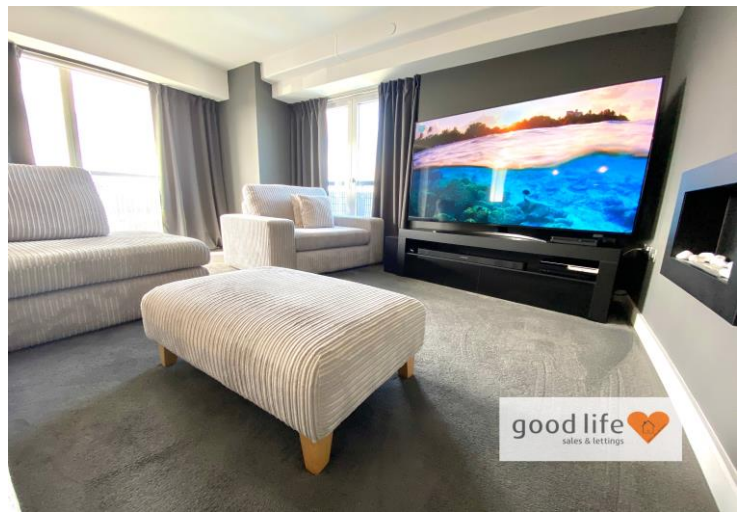
EXTERNALLY

Secure entrance into the building plus 2 secure car parking spaces. Lift and stairs the 8th floor which brings you out onto an open covered area with amazing south and east facing views over the sea all the way down to Seaham and Hartlepool beyond. Door leading into apartment itself.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	