



## Hamilton Court, Roker, Sunderland

**£215,000**

**COMPLETE QUALITY RECENT REFURBISHMENT TO HIGH SPEC THROUGHOUT**

**SHAKER STYLE KITCHEN WITH GRANITE WORKTOPS AND INTEGRATED APPLIANCES INCL DISHWASHER, FRIDGE FREEZER, OVEN, MICROWAVE & CERAMIC HOB.**

**2 DOUBLE BEDROOM FIRST FLOOR MARINA APARTMENT WITH GARAGE & PARKING PLUS SECURITY INTERCOM SYSTEM**

**EPC RATING (to follow)**

**QUALITY OAK FLOORING IN PARQUET/HERRING BONE WITH SOUND PROOFING LAYER TO HALL, LOUNGE & KITCHEN**

COMPLETE QUALITY RECENT REFURBISHMENT TO HIGH SPEC THROUGHOUT - 2 DOUBLE BEDROOM FIRST FLOOR MARINA APARTMENT WITH GARAGE & PARKING PLUS SECURITY INTERCOM SYSTEM - SHAKER STYLE KITCHEN WITH GRANITE WORKTOPS AND INTEGRATED APPLIANCES INCL DISHWASHER, FRIDGE FREEZER, OVEN, MICROWAVE & CERAMIC HOB - BEAUTIFUL BATHROOM - QUALITY OAK FLOORING IN PARQUET/HERRING BONE WITH SOUND PROOFING LAYER TO HALL, LOUNGE & KITCHEN - BUILT-IN UTILITY CUPBOARD HOUSING WASHING MACHINE & CONDENSING DRYER - QUALITY FITTED WARDROBES TO BEDROOM 2 - SPACIOUS PRINCIPAL DOUBLE PLUS BEDROOM - COMPLETE REDECORATION INCLUDING PLASTER RE-SKIM TO CEILINGS AND DEEP PROFILE COVING + DESIGNER WALL COVERINGS - SERVICE CHARGES APPROX £1600pa - SUPERB LIFESTYLE MARINA LOCATION WITH THE MARINA, COFFEE SHOPS, BEACHES AND WALKS ALL ON YOUR DOORSTEP - A STYLISH READY TO MOVE INTO QUALITY HOME ... Good Life Homes are delighted to bring to the market an outstanding marina apartment of considerable quality which has recently undergone a very expensive refurbishment creating a stylish, ready to move into home. Located on the first floor with stair access and just minutes walk from the marina, beaches and various coffee houses, this really is a lifestyle home perfect for singles, couples or downsizers looking for a low maintenance quality home in a great location. The current owners have created a wonderfully stylish environment with designer-style kitchen, granite worktops and integrated appliances; a well appointed tasteful bathroom with quality tiling, light washed-oak parquet flooring with sound proofing throughout the hall, lounge and kitchen, quality fitted wardrobes, replastered ceilings and deep coving plus designer wall coverings for stunning effect and more ! Briefly comprising; parking plus garage, pleasant entrance to building with entry phone, one flight of stairs to apartment entrance door, door into apartment entrance hall, 2 double bedrooms, bathroom, large lounge/dining room, kitchen. 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 home.

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## ACCOMMODATION

### ENTRANCE HALL

Natural oak flooring, built-in utility cupboard which has plumbing for washing machine and condensing dryer. Doors leading off to, bathroom, lounge and 2 bedrooms.

### BEDROOM 1 13' 8" x 12' 0" (4.16m x 3.65m)

Carpet flooring, radiator, white uPVC double-glazed window with pleasant views over the communal courtyard. This is a good size double bedroom.

### BEDROOM 2 8' 5" x 7' 6" (2.56m x 2.28m)

Carpet flooring, radiator, side facing white uPVC double-glazed window with some sea views towards Roker pier. Professionally installed fitted wardrobes providing a good degree of storage and hanging. This is also a double bedroom.

### BATHROOM 6' 7" x 6' 3" (2.01m x 1.90m)

Stylish tile flooring, chrome towel heater style radiator, quality tiles in a light grey high gloss finish to the walls. White bathroom suite comprising; toilet with low level cistern, sink built into drawer unit with chrome tap, bath with tiled panel, chrome taps, separate shower fed from the main hot water system comprising; fixed overhead shower and separate hand held shower. Extractor fan.

### LOUNGE 17' 0" x 12' 0" (5.18m x 3.65m)

Continuation of natural wood flooring arranged in herringbone formation, white uPVC double-glazed window, impressive white uPVC double-glazed bay window with sufficient space for seating with sea views towards the pier and marina. The lounge is sufficiently proportioned to create space for sofa and dining table and has quality designer wall covers with deep coving. To complement the overall effect there is a flat panel designer style radiator in a green finish, door leading off to kitchen.

### KITCHEN 11' 7" x 6' 8" (3.53m x 2.03m)

Continuation of natural wood flooring in a herringbone finish, white uPVC double-glazed window, built-in kitchen cupboard housing the Combi boiler. Inset sink with bowl and a half, brushed gold Monobloc tap. The kitchen has been recently installed in a shaker style with modern brushed gold-effect handles, granite-effect work surfaces with matching up stands. Integrated 4 ring ceramic hob with designer style extractor chimney and matching granite splash back. Integrated electric oven, integrated microwave, integrated fridge/freezer, integrated dishwasher. Such is the condition of the kitchen that some of the appliances have never been used!



### EXTERNALLY

Some communal parking, dedicated for the garage located near to entrance of the apartment. Security entry phone and stairs leading to apartment.

### GENERAL

It should be noted that the property has had a full refurbishment to very high standard of finishing including beautiful internal doors with modern black handles.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	