

The Cedars  
Sunderland  
SR2 7SW



# The Cedars

£119,995

## INTRODUCTION

PENTHOUSE APARTMENT IN BEAUTIFUL BUILDING - 2ND FLOOR ALSO WITH CONVENIENT LIFT ACCESS - 2 DOUBLE BEDROOMS - GENEROUS EN SUITE TO PRINCIPAL BEDROOM - STUNNING LOUNGE WITH VAULTED CEILING & VIEWS - OPEN PLAN KITCHEN WITH GRANITE AND INTEGRATED APPLIANCES - AMPLE PRIVATE PARKING WITHIN GROUNDS - PROMINENT CONVENIENT LOCATION ...

## ENTRANCE HALL

Lovely entrance hall leading into the apartment with natural wood flooring, column style radiators, large built in cupboard measuring approx. 7ft x 2ft 8" providing lots of room for storage or potential hanging space, also the location for the alarm key pad and electric fuse box. 4 doors leading off, 2 to bedrooms, 1 to bathroom and 1 to lounge/kitchen. Entry phone.

## BATHROOM

Travertine tile flooring, bath with chrome tap, wall mounted sink chrome tap, toilet with concealed cistern and push button flush. Chrome towel heater style radiator, stylish tiles to the walls with complementary tiles to dado height, electric shaving point. Recessed lights to ceiling, extractor fan.

## BEDROOM 1

Large double bedroom, 2 wall mounted radiators, white uPVC double-glazed window with lovely elevated views including sea views over the roof tops of Rowlandson terrace. Door leading off to en suite.

## EN SUITE

Tiled flooring, chrome towel heater style radiator. Stylish bathroom with freestanding shower cubicle, sliding glass doors and shower fed from the main hot water system, stylish sink with vanity unit beneath, chrome tap, toilet with concealed cistern and push button flush. Bathroom storage cabinet, electric shaving point, white uPVC double-glazed window with privacy glass. Recessed lights to ceiling.

## BEDROOM 2

Also a double bedroom.

Carpet flooring, radiator, white uPVC double-glazed window with elevated views including sea views over the roof tops of Rowlandson terrace. Built-in cupboard providing some storage and housing the Combi boiler.

## LOUNGE/KITCHEN

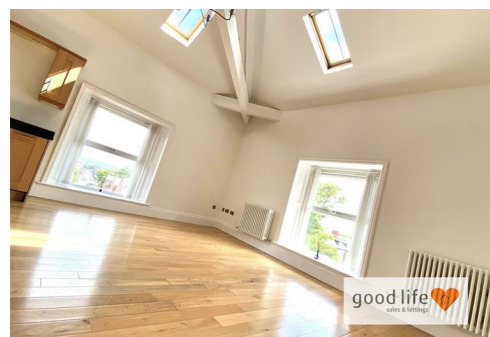
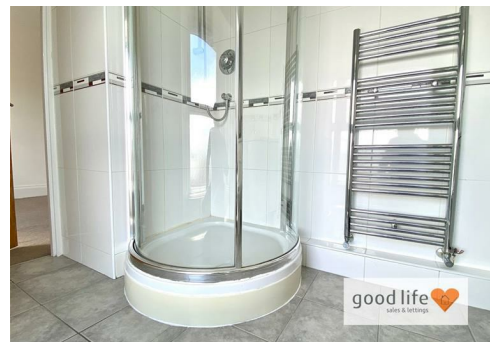
A stunningly impressive room with vaulted ceilings including 2 double-glazed roof windows and 2 large uPVC double-glazed windows with fabulous elevated views including views out to sea and across the roof tops of Rowlandson Terrace. 3 stylish column radiators providing heat to this wonderful space, natural wood flooring. Fitted kitchen running the length of 1 wall with a range and floor units in a oak finish with granite work surfaces. Integrated electric oven, 5 ring gas hob and feature extractor chimney in stainless steel finish with stainless steel splash back, inset stainless steel sink with Monobloc tap and granite drainer. Washing machine, double integrated fridge/freezer, integrated dishwasher. Recessed lights to ceiling.

## EXTERNALLY

Ample parking plus visitor parking on the ground floor with secure entrance lift and staircase to all floors.


## ENTRANCE

The second floor has well maintained area with well maintained floor area and door leading directly into apartment.



Local Authority  
Sunderland

Council Tax Band  
C

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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