



 peterheron
sales & lettings

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Albert Court, Royal Courts, Sunderland

£650 PCM







A superb second floor two bed roomed apartment, situated in this popular development of Royal Courts, within walking distance of the City Centre, University and Metro. Located within its own private grounds accessed via electronic gates. Offering well appointed accommodation comprising:- communal entrance hall, apartment hallway, living room, kitchen, two bedrooms and a bathroom. Externally there is allocated parking and communal gardens. Available immediately on an unfurnished basis. Viewing is a must!

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via communal entrance door with stairs to second floor.

Second Floor Apartment

Access via entrance door.

Hallway

Radiator, storage cupboard housing wall mounted combination boiler.

Lounge 15'1" x 11'8"



Double glazed window, radiator and feature fireplace.

Kitchen 8'0" x 6'6"



Wall and base units with counter tops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob, and an extractor hood, space provided for fridge freezer and washing machine. Double glazed window.

Bedroom 1 11'0" x 10'3"



Double glazed UPVC sliding door to balcony and radiator.

Bedroom 2 10'5" x 7'10"



Double glazed window.

Bathroom



Low level WC, wash hand basin, bath with shower over, radiator and double glazed window.

Outside

Private gated access and allocated parking.

Council Tax Band

The Council Tax is Band C.

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MAIN ROOMS AND DIMENSIONS

Movein Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing

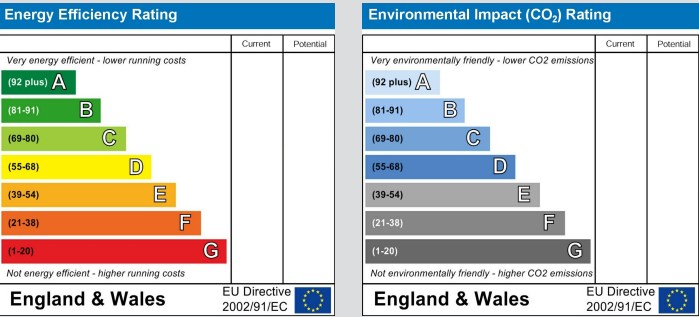
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon



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