









This beautifully presented top-floor flat, available immediately on a part-furnished basis, is an opportunity not to be missed. Recently refurbished throughout to a high standard, the property offers stylish and comfortable living accommodation comprising: entrance hall, spacious lounge, contemporary fitted kitchen, utility area, double bedroom, and a modern en-suite shower room.

Ideally situated close to Sunderland City Centre, the flat benefits from a wealth of local amenities including shops, university, and leisure facilities. Excellent transport links are also within easy reach, with convenient road connections and access to the Metro system, making this property perfectly suited for professionals and commuters alike.

MAIN ROOMS AND DIMENSIONS

All On One Floor

Access via wooden entrance door into

Entrance Hall

Doors to

Lounge 14'9" x 14'2"



2x double glazed windows to front, radiator and stove.

Kitchen 12'2" x 9'0"



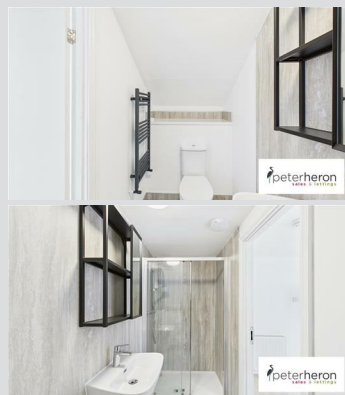
Modern Kitchen fitted with a range of contemporary wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space provided for a fridge freezer and washing machine. Double glazed window to front, double radiator and storage cupboard.

Bedroom 14'4" x 10'9"



Velux window, double glazed window to rear and double radiator. Door to en suite.

En Suite Shower Room



Low level WC, washbasin and walk in waterfall shower, heated towel rail.

Utility Room

There is a separate utility room for this Flat providing space for a washing machine and tumble dryer.

Council Tax Band

The Council Tax Band is Band A.

Move In 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.

Opening Times

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

Ombudsman

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

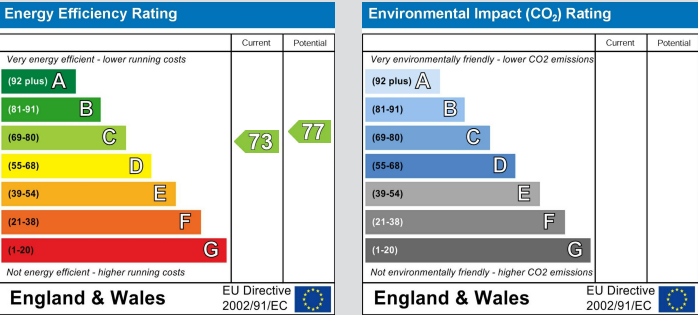
Water Charge

Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Please note that in addition to the stated rent, a fixed charge of £40.00 per calendar month is payable directly to the landlord for water services. This charge applies to each apartment within the property.



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