









This beautifully presented unfurnished two bedroomed apartment provides a superb living space, situated in a sought after and convenient City Centre location. The internal accommodation comprises:- Apartment entrance hall, 16ft Lounge/dining room, leading through to a open plan contemporary kitchen, with appliances. Two bedrooms and a bathroom. Benefitting from UPVC glazing and under floor heating. Externally there are communal gardens to the front and an allocated parking bay to the rear. Situated in one of Sunderland's most popular locations only a few minutes walk from the City Centre. The property is perfectly placed for Metro, Train and Bus services. Benefitting from excellent school's and shops nearby. Available April 2026.

MAIN ROOMS AND DIMENSIONS

Entrance

Communal entrance to front, stair to first floor.

Apartment Entrance Hall

Built-in storage cupboard. Laminate flooring.

Lounge/Dining Room 16'4" x 10'0"



UPVC patio doors to front to 'Juliet balcony', UPVC window to front, laminate flooring, inset lighting. Through to an open plan kitchen.

Kitchen



Contemporary fitted kitchen floor and wall units with co-ordinating worktops, plumbing for automatic washing machine, stainless steel sink unit/mixer tap, plumbing for dishwasher tiled splashbacks, feature glass shelving, inset lighting. Built-in electric hob/oven, stainless steel extractor fan. Tiled flooring.

Bedroom 1 11'5" x 10'5"



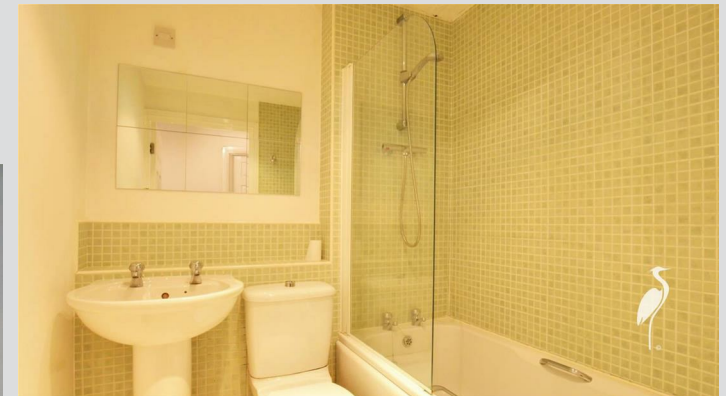
UPVC window to rear.

Bedroom 2 9'3" x 8'0"



UPVC window to rear.

Bathroom



Pedestal basin, low level WC, bath with overhead shower.

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

MAIN ROOMS AND DIMENSIONS

Outside



Communal garden to the front and allocated bay parking to rear.

Council Tax
The Council Tax Band is Band C.

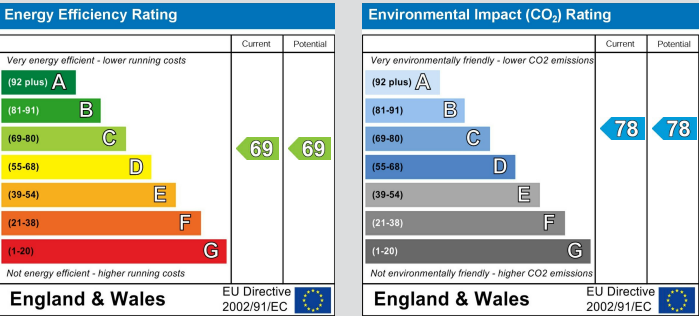
Move In Costs
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

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.



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