

An outstanding two bedroom Duplex apartment, featuring an allocated parking space within this beautiful, iconic building in the heart of Sunderland City Centre. Internally the private accommodation includes a hall, generous open plan living/kitchen area. The kitchen is fitted with a range of units, breakfast bar and a selection of integrated appliances. There are two bedrooms and a contemporary bathroom/wc. Benefits include both stair and lift access. Ideally placed for a range of extensive amenities, shopping facilities, cafes and restaurants as well as transport connections. Available July 2026.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via security entrance door.

## Communal Hallway

Both stair and lift access to upper floors.

## Private Accommodation

Access via entrance door.

## Reception Hall

2x radiator, staircase leading up to the upper floor and single glazed window with secondary glazing.

## Bedroom 1 14'6" x 9'11"

Two single glazed sash windows with secondary glazing, and radiator.

## Bedroom 2 9'9" x 8'0"

Two single glazed sash windows with secondary glazing, and radiator.

## Bathroom

Contemporary suite comprising of a low level WC and washbasin set into vanity unit, panel bath with mains shower over, radiator and single glazed sash window with secondary glazing.

## Top Floor Landing

Built in cupboard, two single glazed sash windows with secondary glazing and double glazed sealed unit window.

## Open Plan Living and Kitchen Area 23'9" x 16'4"

Approximate measurements as sloping ceiling. Timber framed double glazed sealed unit windows to two sides, and two radiators.

## Kitchen Area

Fitted with an excellent range of contemporary units with work surfaces over incorporating sink and drainer unit, matching island with breakfast bar, integrated appliances include electric oven, electric hob, fridge, freezer, dishwasher and washing machine.

## Outside

Allocated parking space via security gated entrance.

## Council Tax Band

The Council Tax Band is Band C.

## Lettings Important Info.

We endeavour 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.

## Fawcett Street Viewings

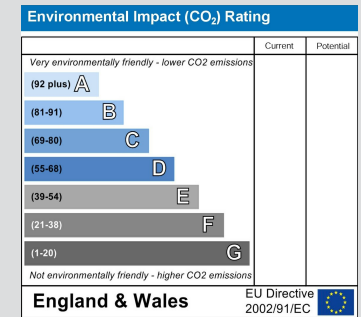
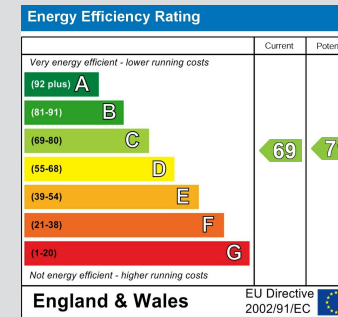
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915106114

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