









A newly refurbished and immaculately presented two bedroom apartment sitting within the highly regarded Roker park estate, steeped in history and always held in high regard for those who wish to live within this fashionable coastal suburb.

The property is available immediate on an unfurnished basis and is ideal for those tenants searching for a home in a convenient location, close to all amenities.

Comprising reception hall, a wonderful open plan living, dining room and kitchen with integrated appliances, two double size bedrooms and a bathroom, this wonderful home is sure to rent instantly and should be viewed as matter of urgency to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance Hall

Secure entry system and stairs leading to first floor.

## All On One Floor

Access via wooden entrance door into

## Reception Hall



2x Storage cupboards and a radiator.

## Open Plan Kitchen & Living Area 17'6" x 13'7"



Range of modern wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with gas hob and cooker hood, fridge freezer and washing machine. 2x double glazed windows, 2x double radiators and electric fire.

## Bedroom 1 10'8" x 9'8"



Double glazed window and double radiator.

## Bedroom 2 10'4" x 9'8"



Double glazed window and radiator.

## Bathroom



Bath with shower over, vanity unit comprising low level wc and hand wash basin. Chrome heated towel rail and LED touch mirror.

## Outside



Allocated parking space and attractive lawned communal areas.

## Council Tax

The Council Tax Band is Band

Visit [www.peterheron.co.uk](http://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

## 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.

## Lettings Ombudsman

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

## Lettings Viewing Appointment

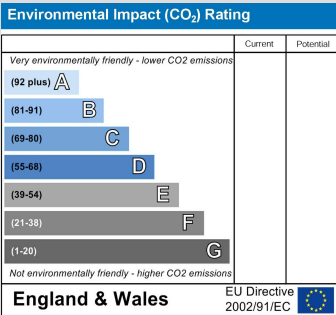
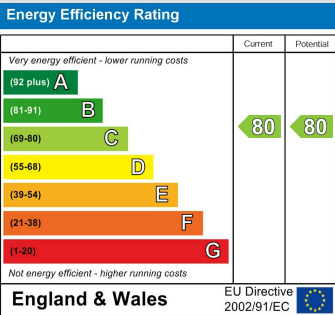
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.

## Office Opening Hours

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



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