









An immaculately presented top floor flat, ideally within the highly sought after area of Ashbrooke, available now! Internally the private accommodation is accessed at first floor level with a staircase leading up to the top floor landing that has a Velux window providing natural light and a useful built in storage cupboard. There is an attractive lounge that connects through to a breakfasting kitchen and there is a double bedroom and bathroom/wc. This location is well placed for local amenities as well as being within easy reach of Sunderland City Centre and transport connections.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via entrance door.

Communal Hallway

Staircase to upper floors.

Private Accommodation - Top Floor

Access via entrance door with staircase to landing area.

Landing Area



Velux window providing natural light and useful built in cupboard.

Living Room 19'11" x 9'3"



Approximate as sloping ceiling. Two Velux windows and two radiators. Door to kitchen.

Kitchen 8'2" x 6'8"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and electric hob, space for fridge, freezer and washing machine, single glazed window to rear and wall mounted boiler.

Bathroom



Low level WC, pedestal washbasin and panel bath, chrome ladder style radiator, tiled walls and floor, single glazed window.

Bedroom 1 13'6" x 8'10"



Approximate as sloping ceiling. Velux window and radiator.

Council Tax Band

The Council Tax Band is Band A.

Moving Costs

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

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 Viewing Appointment

To arrange an appointment to view this property please complete an 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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