









A modern top-floor apartment situated within the highly sought-after Alexandra House at the Royal Courts development, located on the outskirts of Sunderland City Centre. The property boasts an excellent location with a range of local amenities, shops and transport links nearby, making it an ideal choice for all. The accommodation briefly comprises an entrance hall, spacious living room, fitted kitchen, large bedroom and a bathroom. Externally, the property benefits from gated communal gardens and an allocated parking space. Viewing is highly recommended to fully appreciate the accommodation and location on offer.

MAIN ROOMS AND DIMENSIONS

Top Floor Apartment

Access via wooden entrance door into

Reception Hall



Access point to loft, radiator and doors to

Lounge



2x double glazed windows, 2x radiators and an electric fire

Kitchen



Range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for a washing machine and fridge freezer. Radiator and Cupboard housing wall mounted combi boiler.

Bedroom 1



Double glazed window, radiator and built in wardrooms

Bathroom



Bath with shower over, low level wc and hand wash basin. Double radiator.

Outside

Gated communal areas and car park with allocated parking.

Council Tax

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.

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.

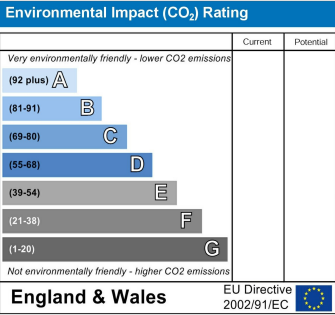
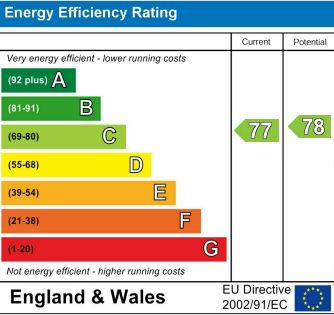
Office Opening Hours

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

Visit www.peterheron.co.uk or call 01915106114

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MAIN ROOMS AND DIMENSIONS



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