









Available Now on an furnished basis, this immaculate top floor two bed apartment with river views offers an excellent opportunity to professional tenants searching for high quality rental accommodation. Comprising living room with large square viewing bay, integrated kitchen, two double bedrooms and a bathroom, the property is walking distance from Sunderland's blue flag beaches, waterfront amenities, St Peters University Campus, Metro station and City centre. Considerable interest is anticipated in this outstanding apartment and immediate viewing should be considered essential to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Communal Hallway

Security entry system and stairs up to top floor.

Second Floor

Apartment Hallway

Radiator.

Lounge/Dining Room 16'8 x 15'5

Double glazed bay window taking in breathtaking river views, additional double glazed window and radiator.

Kitchen 11'11 x 6'9"

Wall and base units with working surfaces over incorporating stainless steel sink with mixer tap, integrated fridge/freezer and integrated automatic washing machine, electric oven and gas hob with extractor hood, tiled splashbacks, double glazed window, tiled floor.

Bedroom 1 11'11" x 13'11"

Double glazed window and radiator.

Bedroom 2 10'1" x 8'5"

Double glazed window and radiator.

Bathroom

Low level WC, washbasin and panel bath with shower over and glass screen - white suite, tiled wall and floor, extractor fan and chrome ladder style radiator.

Outside

Communal gardens and allocated parking.

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 Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

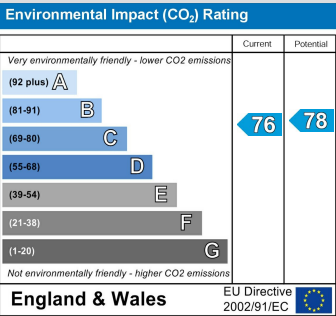
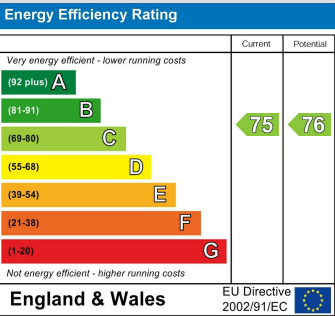
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Council Tax

The Council Tax Band is Band C

Movein Costs

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



Visit www.peterheron.co.uk or call 0191 510 3323