

A stunning and newly refurbished two bedroom ground floor apartment, situated in Brommarsh Court; within this desirable Marina Development known as North Haven. The beautifully appointed private accommodation includes a hall and a superb lounge, enjoying a dual aspect that opens through to an impressive kitchen, fitted with an excellent range of contemporary units, wood worksurfaces, breakfast bar and integrated appliances. There are two bedrooms and a modern bathroom/wc. Externally there is a designated parking space which is located directly outside the front door of the apartment block and there are also well maintained communal gardens. The property is just a 2 minute walk to Marina, ideally positioned for local amenities, as well as being within close proximity to the award winning blue flag beaches and offers transport connections to Sunderland City Centre and surrounding areas. Available with no upper chain involved, viewing is essential to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Part glazed door to

Communal Entrance

Phone entry system.

Apartment Entrance Hall



Radiator and storage cupboard.

Lounge 16'11" x 12'0"



Two double glazed windows to dual aspects and double radiator, open plan to

Kitchen 11'6" x 6'9"



Recently fitted contemporary kitchen with wall and base units with wood effect working surfaces over incorporating sink and drainer unit, breakfast bar, integrated gas hob with extractor hood over and eye level electric oven and grill, integrated fridge freezer and space for washing machine.

Bedroom 1 12'4" x 13'6"



Double glazed window and double radiator.

Bedroom 2 9'8" x 8'7"



Double glazed window and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and panel bath with overhead shower and glass screen - white suite, radiator.

Outside



Designated parking space belonging to this individual apartment.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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Important Notice Part 2

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Sea Road Viewings

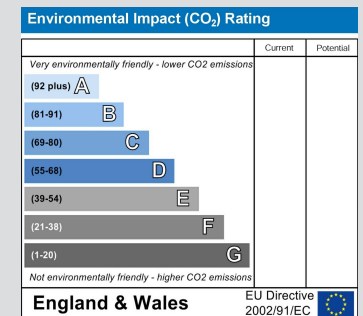
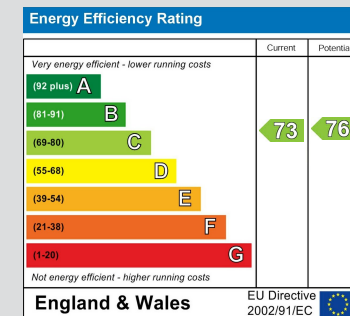
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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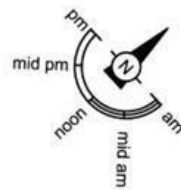
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MAIN ROOMS AND DIMENSIONS



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Approximate Floor Area
(57.95 sq.m)

35 Brommarsh court