



Marine Walk, Roker, Sunderland

£250,000





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sales & lettings



An exciting and rare opportunity, Peter Heron are proud to introduce a this impressive first floor 2 bedroom apartment sitting in a beachfront position along the sea front of Roker within a 'Fitz Architects' designed development built circa 2015 and held in extremely high regard.

Boasting uninterrupted sea views, this wonderful property boasting a Juliet balcony to the front and a west facing sun terrace to the rear, occupies an envious hillside position fronting directly onto Roker beach and boasting magnificent coastal views taking in Roker Pier and extending up towards Seaburn and Whitburn.

Available with no upward chain, the property offers surprisingly spacious internal living accommodation at first floor level which comprises of a reception hall, a large walk in storage cupboard, an open plan living room, dining room and kitchen, two double sized bedrooms and large bathroom.

Features of note include gas central heating and UPVC double glazing together with allocated parking.

With an outstanding range of coastal amenities close to hand, the property is ideal for award winning Blue Flag beaches, coastal walks to the North and South along the coastline and riverside walks towards the City Centre. Offering an economic to run and easy to maintain living space, this delightful property is perfect for those who require a unique home by the sea.

Immediate internal inspection is strongly recommended as considerable interest is anticipated!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed Composite door to

## Reception Hall

With laminate flooring, a double radiator, LED downlights to the ceiling and a large walk in storage cupboard.

## Walk In Storage Cupboard 5'10" x 7'11"

A versatile space which could easily be used as an office, double radiator, and access point into a large loft space.

## Living Room And Open Plan Dining Kitchen



This is a wonderful space boasting UPVC double glazed windows and French doors and a Juliet balcony taking in uninterrupted sea views and the Roker piers.

## Open Plan Dining Kitchen 22'8" x 12'2"



Featuring a range of base and eye level units with wood effect working surfaces and upstands incorporating a single drainer stainless steel sink unit, mixer tap, an electric halogen hob with overhead extractor hood and built under electric oven, integrated under bench fridge freezer and an integrated automatic washing machine, LED downlights to ceiling, a main smoke alarm, laminate flooring and two double radiators.

## Bedroom 1 (front) 13'0" x 9'11"



UPVC double glazed windows to the rear elevation with plantation shutters and a double radiator.

## Bedroom 2 (rear) 7'11" x 13'1"



UPVC double glazed window to the rear elevation with plantation shutters and a double radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal wash basin and panel bath with a overhead rainfall shower head and glass screen - attractive white suite with tiled splash backs, tiled floor, a ceiling mounted extractor unit and LED downlights to ceiling, there is also a heated towel rail.

## Outside



West facing enclosed courtyard to the rear capturing the afternoon sunshine featuring a decked walkway to allocated parking.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease

Term is 999 years from 2015 and the Ground Rent is £0.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

### Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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 £210.00 by Movewithus Ltd.

## 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](http://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.

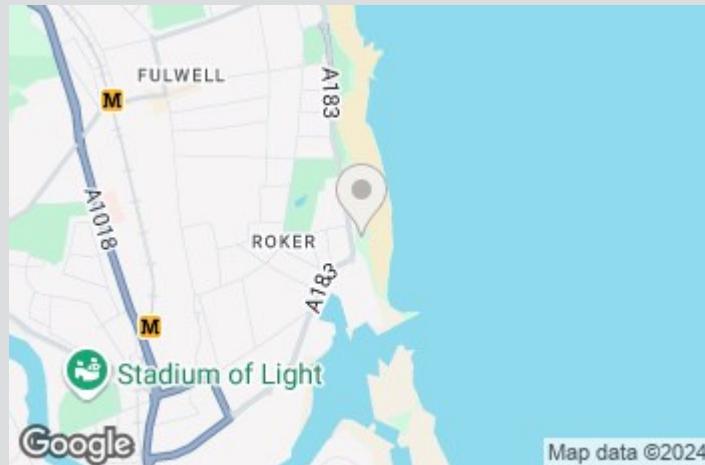
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

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