









An impressive duplex apartment with stunning river views and an allocated parking space, located on the fourth floor of the popular Bonners Raff development. The well-presented private accommodation is accessed at fourth floor level into the stunning reception hall that opens out to a versatile space, ideal as a study or additional reception area. The reception hall has a useful walk in utility cupboard providing plumbing for a washing machine. Also, on this floor is a superb master bedroom featuring a walk-in-wardrobe and an en-suite shower room, a second well-proportioned bedroom and the bathroom. A staircase from the hall leads up to the top floor where there is a fabulous open plan living space including a lounge / dining and kitchen. Access to the balcony is gained from the open plan living space that enjoys delightful views over the river. Benefits of the property include double glazing, electric central heating system to radiators, a parking space and there is a lift at the building. The convenient location provides easy access to local amenities, Sunderland City Centre and Sunderland University. Viewing highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via security entrance door, stair and lift access to upper floors.

## Fourth Floor Accommodation

Access via entrance door to

## Reception Hall



Spiral staircase leading up to upper level, central heating radiator, built in cupboard housing the boiler and providing additional storage space. Opening into

## Living Area 12'4" x 10'5"



This versatile space could also be used as study or reception area, two double glazed windows to rear and central heating radiator.

## Master Bedroom 13'5" x 10'7"



This superb suite comprises a walk in wardrobe with fitted shelving and hanging rail, double glazed window to rear, central heating radiator.

## Dressing Area



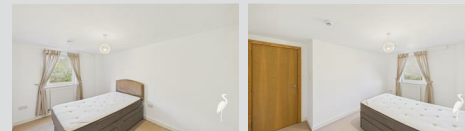
Providing storage space

## En-Suite



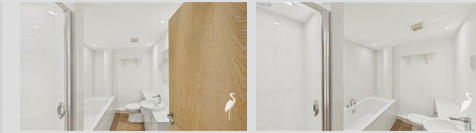
Low level WC with concealed cistern, washbasin and walk in shower area, ladder style central heating radiator, part tiled walls and tiled floor.

## Bedroom 2 13'11" x 8'7"



Double glazed window to rear, central heating radiator.

## Bathroom



Low level WC with concealed cistern, washbasin, bath and step in shower cubicle with mains shower.

## Utility



Providing space and plumbing for a washer/dryer

## Upper Floor Level

## Open Plan Kitchen & Dining Area 19'8" x 16'1"



This impressive and spacious area has a double glazed door leading out onto the balcony which provides superb views over the river and beyond. Two central heating radiators.

## Kitchen Area

Fitted with wall and base units with work surfaces over

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# MAIN ROOMS AND DIMENSIONS

incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and hob, dishwasher, fridge and freezer.

## Outside



Parking space.

## Council Tax Band

The Council Tax is Band E

## Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor that there are 105 years remaining on the lease. The Ground rent is £200 per annum.

The maintenance charge is £3436.52 per annum.

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.

## Viewings Srd

To arrange an appointment to view this property please contact our Sea Road branch on 0191 5106116 or book a viewing online at peterheron.co.uk

## Important Notice

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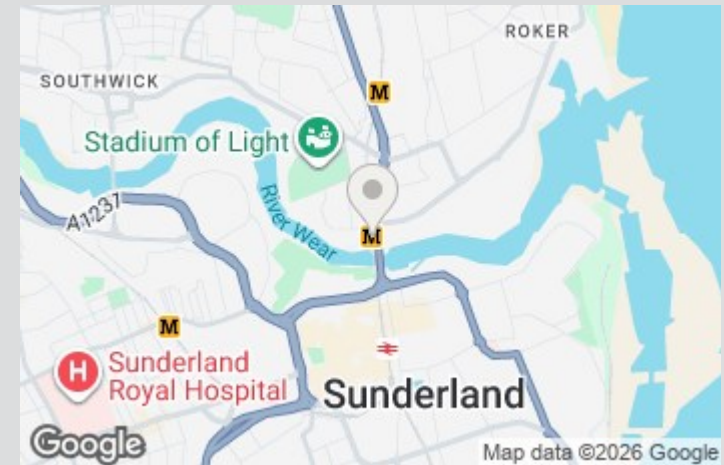
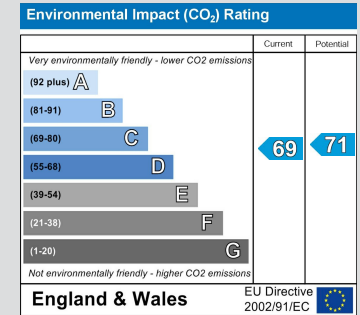
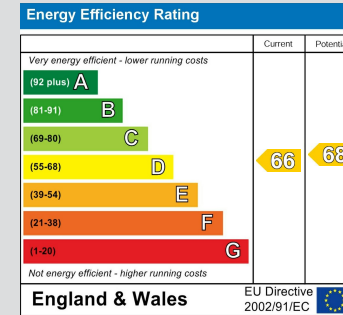
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## Opening Times

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