









Occupying a highly sought after position on this hugely fashionable marina development known as North Haven, this recently refurbished first floor two bed roomed apartment offers accommodation finished to an extremely high standard and is perfect for those searching for a 'turn key' coastal home. Offering a stylish open plan living room with stunning contemporary kitchen, this fine home boasts some lovely sea views and comes with the added bonus of having its own garage. Two well proportioned bedrooms are accompanied by a modern bathroom and features of note include gas central heating and UPVC double glazing. Just a stones throw from local beaches and offering delightful coastal and river side walks, the property is within easy reach of all local amenities on foot and is particularly convenient for Sunderland City Centre, St Peters Metro Station and Award Winning Blue Flag beaches. Immediate internal inspection is highly recommended as considerable interest is anticipated.

MAIN ROOMS AND DIMENSIONS

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold.

Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

All on First Floor

Entrance Hall

Entrance hall with built in cupboard housing plumbing and space for washing machine

Living room 16'9" x 12'0"



Feature bay window with pleasant view of the sea and pier, wood effect flooring, modern design column radiator. Open plan to

Kitchen 11'8" x 6'8"



Contemporary base units with timber worktops incorporating a sink unit, gas hob with built under electric oven and extractor. Space for fridge freezer. Tiled splash back, Double glazed window. Cupboard discreetly concealing wall mounted gas combination boiler. Peninsula with seating. Wood effect flooring.

Bedroom 1 12'0" x 11'5" into wardrobes



Mirror fronted fitted wardrobes and radiator. UPVC double glazed window

Bedroom 2 9'8" x 8'6"



Radiator .UPVC double glazed window

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MAIN ROOMS AND DIMENSIONS

Bathroom



Contemporary suite comprising of a low level WC with concealed cistern, vanity washbasin with cupboards under and step in shower cubicle, part tiled walls and floor.

Outside



Single GARAGE in block.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

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.

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.

Important Notice Part 2

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.

Sea Road Viewings

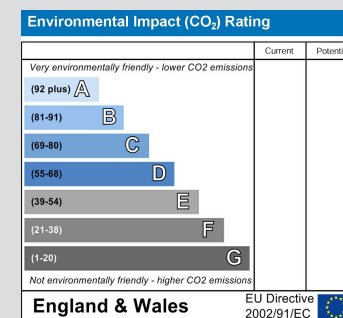
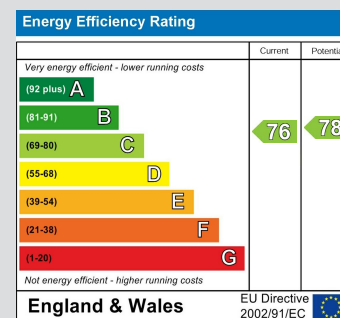
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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MAIN ROOMS AND DIMENSIONS



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Approximate Floor Area
(63.86 sq.m)



24 Hamilton Court