

Hamilton Court
Roker
Sunderland
SR6 0RD



Hamilton Court

£185,000

INTRODUCTION

COMPLETE QUALITY RECENT REFURBISHMENT TO HIGH SPEC THROUGHOUT - 2 DOUBLE BEDROOM FIRST FLOOR MARINA APARTMENT PARKING PLUS SECURITY INTERCOM SYSTEM - SHAKER STYLE KITCHEN WITH GRANITE WORKTOPS AND INTEGRATED APPLIANCES INCL DISHWASHER, FRIDGE FREEZER, OVEN, MICROWAVE & CERAMIC HOB - BEAUTIFUL BATHROOM - QUALITY OAK FLOORING IN PARQUET/HERRING BONE WITH SOUND PROOFING LAYER TO HALL, LOUNGE & KITCHEN - BUILT-IN UTILITY CUPBOARD HOUSING WASHING MACHINE & CONDENSING DRYER - QUALITY FITTED WARDROBES TO BEDROOM 2 - SPACIOUS PRINCIPAL DOUBLE PLUS BEDROOM - COMPLETE REDECORATION INCLUDING PLASTER RE-SKIM TO CEILINGS AND DEEP PROFILE COVING + DESIGNER WALL COVERINGS - SERVICE CHARGES APPROX £1600pa - SUPERB LIFESTYLE MARINA LOCATION WITH THE MARINA, COFFEE SHOPS, BEACHES AND WALKS ALL ON YOUR DOORSTEP - A STYLISH READY TO MOVE INTO QUALITY HOME

ENTRANCE HALL

Natural oak flooring, built-in utility cupboard which has plumbing for washing machine and condensing dryer. Doors leading off to, bathroom, lounge and 2 bedrooms.

BEDROOM 1

Carpet flooring, radiator, white uPVC double-glazed window with pleasant views over the communal courtyard. This is a good size double bedroom.

BEDROOM 2

Carpet flooring, radiator, side facing white uPVC double-glazed window with some sea views towards Roker pier. Professionally installed fitted wardrobes providing a good degree of storage and hanging. This is also a double bedroom.

BATHROOM

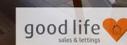
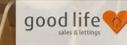
Stylish tile flooring, chrome towel heater style radiator, quality tiles in a light grey high gloss finish to the walls. White bathroom suite comprising: toilet with low level cistern, sink built into drawer unit with chrome tap, bath with tiled panel, chrome taps, separate shower fed from the main hot water system comprising: fixed overhead shower and separate hand held shower. Extractor fan.

LOUNGE

Continuation of natural wood flooring arranged in herringbone formation, white uPVC double-glazed window, impressive white uPVC double-glazed bay window with sufficient space for seating with sea views towards the pier and marina. The lounge is sufficiently proportioned to create space for sofa and dining table and has quality designer wall covers with deep coving. To complement the overall effect there is a flat panel designer style radiator in a green finish, door leading off to kitchen.

KITCHEN

Continuation of natural wood flooring in a herringbone finish, white uPVC double-glazed window, built-in kitchen cupboard housing the Combi boiler. Inset sink with bowl and a half, brushed gold Monobloc tap. The kitchen has been recently installed in a shaker style with modern brushed gold-effect handles, granite-effect work surfaces with matching up stands. Integrated 4 ring ceramic hob with designer style extractor chimney and matching granite splash back. Integrated electric oven, integrated microwave, integrated fridge/freezer, integrated dishwasher. Such is the condition of the kitchen that some of the appliances have never been used!



Local Authority
Sunderland

Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	80
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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