

Low Street  
Sunderland  
SR1 2AT



# Low Street

## £645 PCM

### INTRODUCTION

AVAILABLE NOW!!! On an unfurnished basis; modern 2 bed apartment with River views in this popular development just a few minutes walk from city centre. Comprising; River views, spacious lounge, kitchen with built in appliances, two bedrooms and bathroom. For viewing arrangements please contact our Sunderland Central Lettings Department.

### ENTRANCE HALL

The front door is entered into entrance hall. Laminate wood effect flooring, electric wall mounted radiators, security entrance phone, alarm system, 6 doors leading off, 2 to cupboards, 2 to bedrooms, 1 to bathroom, 1 to lounge with open plan dining area

### BEDROOM 2

Cream carpet flooring, wall mounted electric heater, double glazed window which is south west facing

### BEDROOM 1

Cream carpet flooring, wall mounted electric heater, double glazed window with French door leading out onto a balcony with south west facing views

### BATHROOM

At widest point

White bathroom suite comprising of, toilet with low level cistern, bath with panel, shower curtain and shower rail, chrome bath taps with shower head attachment. Sink with single pedestal and chrome taps, chrome feature towel rail style Polished marble tiled flooring and in parts also to the walls

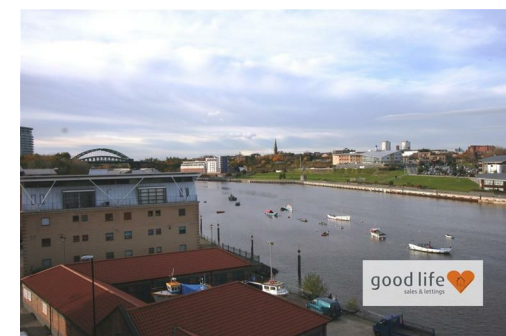
### LOUNGE

Measurements taken at widest point.

Vinyl wood-effect flooring, wall mounted convector electric radiator, double glazed window, double glazed French door leading out onto the balcony with front line river views. Approximately north east facing views of the Stadium of Light, St Peters campus, National Glass Centre, Roker Marina and sea beyond. Space for a dining table, space for sofa

### KITCHEN

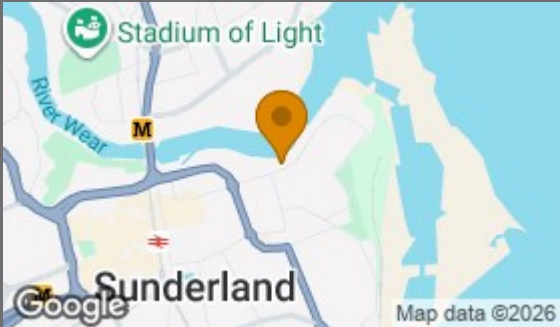
A range of wall and floor units in a light wood effect finish, integrated oven, integrated microwave, integrated tall fridge/freezer, integrated dishwasher. Stainless steel sink with single bowl, single drainer and monobloc tap, feature stainless steel chimney style extractor hood, 4 ring ceramic hob, under bench washing machine, vinyl wood effect flooring



Local Authority  
Sunderland

Council Tax Band  
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



## Contact

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