



 peterheron
sales & lettings

Saint Thomas Street, Sunderland

£795 PCM







This superbly presented two-bedroom, second-floor apartment enjoys an enviable location within the vibrant Sunnyside area, renowned for its excellent selection of bars, cafés, restaurants, and other local amenities, all within easy walking distance.

Finished to a high standard throughout, the accommodation briefly comprises a secure communal entrance with staircase leading to the apartment, a spacious and light-filled lounge, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom.

Available immediately on an unfurnished basis, this fantastic apartment offers stylish city living in a highly sought-after location. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Stairs leading to upper floors.

Second Floor Accommodation - Reception Hall



Access via entrance door. Storage cupboard and electric heater.

Lounge 14'9" x 15'8"



Five single glazed windows and an electric heater.

Kitchen/Diner 7'11" x 13'6"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood and a fridge freezer. Space for a washing machine. Five single glazed windows and an electric heater.

Bedroom 1 13'5" x 13'9"



Three single glazed windows and an electric heater.

Bedroom 2 6'7" x 12'1"



Two single glazed windows and an electric heater.

Bathroom



Bath with shower over, low level wc with concealed cistern and hand wash basin set into vanity unit. Single glazed window and electric heated towel rail.

Council Tax Band

The Council Tax Band is Band B.

Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a month's rent.

Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing

To arrange an appointment to view this property please complete an online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Visit www.peterheron.co.uk or call 01915106114

Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

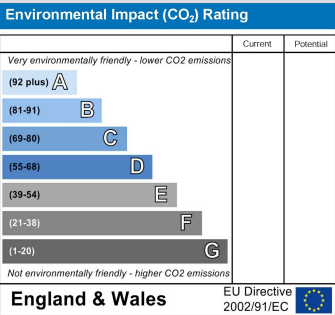
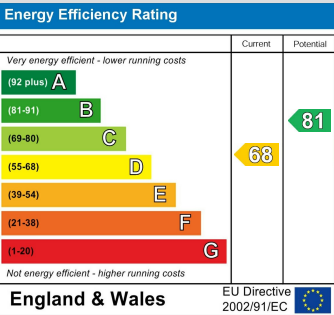
MAIN ROOMS AND DIMENSIONS

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.



Visit www.peterheron.co.uk or call 01915106114

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS