



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## PIER POINT, SUNDERLAND

£695 Per Month

A rare and exciting opportunity to rent a two bed first floor contemporary apartment forming part of an exclusive mixed use development on the ground floor with five self contained apartments to the first floor. Pier Point is a small bespoke development situated in an unrivaled position between the piers and commands a superb location providing easy access to Sunderland beaches, sea front and amenities whilst the apartments will have simply stunning views over the sea front, beaches, sea and beyond. The property itself benefits from gas central heating, double glazing, contemporary decor, luxury bathroom suite and a superb kitchen. Internally the generous accommodation comprises: Entrance Hall, Open Plan Kitchen / Living Room, 2 Bedrooms and a Bathroom. Externally there is a rear private deck / terrace. Viewing of this exceptional opportunity and property is highly recommended to fully appreciate the space, home and location on offer. Allocated parking space for one car for this property. SORRY NO PETS OR SMOKERS. Tenancy for a minimum term of 12 months subject to satisfactory references.

Apartment

2 Bedrooms

Contemporary Living

To Let

First Floor

Stunning Views

Car Parking for one Car

Epc Rating: B



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### ENTRANCE HALL

There is a large walk in storage cupboard

### KITCHEN / LIVING ROOM

22'8" x 12'6"

A fantastic open plan kitchen / living room that enjoys unrivalled views over the sea front, beaches, sea and beyond.

Kitchen: The kitchen is fitted with a comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, integrated fridge, freezer, dishwasher and washing machine, cupboard with wall mounted gas boiler

### BEDROOM 1

9'11" x 13'0"

### BEDROOM 2

13'1" x 7'10"

### BATHROOM

Modern white suite comprising low level wc, pedestal wash hand basin with mixer tap and tiled splashback, tiled floor, bath with mixer tap, rainfall style shower head over the bath and an additional shower attachment, chrome towel radiator, recess spot lighting, extractor, shaver point

### STORAGE CUPBOARD

5'11" x 7'10"

Large walk in storage cupboard, radiator, loft access

### EXTERNALLY

Externally there is a rear private deck / terrace.

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