



good life

Aberdeen Tower, Lakeside, Sunderland

Offers in the Region of £69,995

2 BEDROOM 7TH FLOOR APARTMENT

SUPERB ELEVATED VIEWS FROM ALL WINDOWS

LARGE LOUNGE WITH TERRIFIC VIEWS

WELL MAINTAINED IMPRESSIVE BLOCK WITH TWIN LIFT ACCESS TO ALL FLOORS

EPC RATING C

LEASEHOLD WITH LONG LEASE

RARE TO THE MARKET IN ARGUABLY THE MOST SOUGHT AFTER BLOCK - SPACIOUS 2 BEDROOM 7TH FLOOR APARTMENT - SPACIOUS ROOMS WITH FABULOUS VIEWS FROM EACH WINDOW - VERY WELL MAINTAINED BLOCK WITH TWIN LIFTS TO ALL FLOORS & IMPRESSIVE ENTRANCE WITH COMMUNAL ROOM. Good Life Homes are delighted to bring to the market an exceptional opportunity to acquire one of the sought after 2 bedroom apartments in this well maintained block with twin lifts to all floors, impressive entrance and spacious rooms with wonderful views from the 7th floor. Spacious and light rooms with terrific views from each window await the new owners! Briefly comprising; immaculately maintained entrance to block and communal room, twin modern lifts to each floor, secure door to apartment, entrance hall with large storage cupboard, 2 bedrooms (one large double and one large single) bathroom, very spacious lounge with ample room for dining table, kitchen. Marvellous impressive elevated views from all rooms apart from the bathroom! Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

46 Windsor Terrace , Sunderland, SR2 9QF
Tel: 0191 565 66 55 Email: info@goodlifelifehomes.co.uk
www.goodlifelifehomes.co.uk

ACCOMMODATION

ENTRANCE

Well maintained entrance to the block with stairs and lift access to all floor. The flat is located on the 7th floor and there is well maintained access from the lift to the entrance door.

ENTRANCE HALL

Carpet flooring, large built-in cupboard which provides useful storage and hanging space. Doors leading off to 2 bedrooms, bathroom and lounge.

BEDROOM 1 11' 3" x 10' 3" (3.43m x 3.12m)

Carpet flooring, radiator, white uPVC double-glazed window with lovely elevated views. This is a good size double room.

BEDROOM 2 11' 3" x 7' 0" (3.43m x 2.13m)

Carpet flooring, radiator, white uPVC double-glazed window with lovely elevated views. This is a good size single bedroom or small double.

BATHROOM 7' 5" x 5' 6" (2.26m x 1.68m)

Vinyl flooring, white toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel and chrome taps. Ceramic tiles to approx. half height around the toilet, basin and bath area. Extractor fan.

LOUNGE 15' 0" x 14' 2" (4.57m x 4.31m)

A lovely large lounge which would accommodate most arrangements of furniture and sufficiently proportioned to accommodate a dining table and chairs if required. Carpet flooring, double radiator, large white uPVC double-glazed window with lovely elevated views over greenery. Door leading off to kitchen, door leading off to entrance hall.

KITCHEN 14' 8" x 5' 6" (4.47m x 1.68m)

Measurements taken at widest point. Vinyl flooring, radiator, white uPVC double-glazed window with elevated views. Fitted kitchen with a range of wall and floor units in a blue finish with contrasting laminate wood-effect work surface. Stainless steel sink with single bowl and drainer and taps. Space and plumbing for a washing machine, space for electric cooker, space for tall fridge/freezer if required.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.