



MICHAEL HODGSON

estate agents & chartered surveyors



MOWBRAY ROAD, SUNDERLAND

£199,950

This fantastic penthouse apartment in St Cuthberts Hall is located on Mowbray Road in a superb location on the fringe of the Ashbrooke Conservation Area commanding easy access to Sunderland City Centre, excellent transport links as well as shops and amenities. St Cuthberts Hall boasts many period features and charm whilst offering a high specification that will not fail to impress. Internally the apartment benefits from electric heating, a telephone security entry system, superb kitchen with integrated appliances, modern bathroom suites and many extras of note. Internally this stunning apartment briefly comprises of: Entrance Vestibule, Inner Hall, Open Plan Kitchen / Living Room, 2 Bedrooms and Bathroom. Externally the development is accessed via an electrically operated security gate that leads to a courtyard allocated parking and communal gardens. There is NO ONWARD CHAIN INVOLVED with the sale of the property.

New Development	2 Bedrooms
Living Room / Kitchen	Penthouse
High Specification	Gated Development
Viewing Advised	EPC Ratings: E



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ENTRANCE VESTIBULE

Wall mounted electric panel heater, leading to;

INNER HALL

Wall mounted electric panel heater, feature roof light with velux style window, telephone entry system, double width cloaks/storage cupboard

LIVING ROOM / KITCHEN

17'7" max 27'3"

A superb open plan kitchen/ living room having 4 timber framed double glazed windows to the side elevation and a timber framed door that opens to a Juliet style balcony, 2 wall mounted electric panel heater.

The kitchen has a comprehensive range of floor and wall units, herringbone style tiled splashback, sink and drainer with mixer tap, electric hob with extractor over, electric oven, integrated fridge, freezer.

BEDROOM 1

9'4" x 14'6"

Two timber framed double glazed windows wall mounted electric panel heater.

BEDROOM 2

11'5" x 10'2"

Two timber framed double glazed windows wall mounted electric panel heater.

BATHROOM

white suite comprising low level wc, pedestal basin with mixer tap, bath with rainfall style shower head and an additional shower attachment =, tiled walls and floor, electric towel radiator, recessed spot lighting, extractor.

STORAGE CUPBOARD

EXTERNALLY

Externally the development is accessed via a electrically operated security gate that leads to a courtyard allocated parking and communal gardens.

PARKING

Secure allocated parking space.

COUNCIL TAX

The Council Tax Band is Band B

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 250 years from 1st September 2019. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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