



MICHAEL HODGSON

estate agents & chartered surveyors



MOWBRAY ROAD, SUNDERLAND

£1,000 Per Month

An exciting opportunity to purchase an apartment in the recently constructed and completed St Cuthberts Hall which 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 DUPLEX apartment benefits from electric heating, a telephone security entry system, superb kitchen with integrated appliances, luxury bathroom suites and many extras of note. Internally this stunning apartment briefly comprises of: Entrance Hall, Open Plan Kitchen / Living Room and to the Lower Ground Floor, study/office, 2 Bedrooms and a Bathroom. Externally the development is accessed via a electrically operated security gate that leads to a courtyard allocated parking and communal gardens.

New Development

2 Bedrooms

Living Room / Kitchen

Duplex

High Specification

Gated Development

Viewing Advised

EPC Ratings: E

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ENTRANCE HALL

Laminate floor, telephone entry security system, walk in storage cupboard, wall mounted electric panel heater.

LIVING ROOM / KITCHEN

21'7" m x 14'1" m

A lovely open plan kitchen/ living room having four timber framed double glazed sash style windows, two wall mounted electric panel heaters, laminate floor, recessed spot lighting, provision for a wall mounted TV.

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

LOWER DUPLEX LEVEL

Inner hall with wall mounted electric panel heater

STUDY / OFFICE AREA

A fitted study area accessed from the lower hallway

BEDROOM 1

10'2" max x 18'1" max

wall mounted electric panel heater, two timer framed double glazed widows, provision for a wall mounted TV, walk in dressing room.

BEDROOM 2

12'3" x 8'11"

wall mounted electric panel heater, two timber framed double glazed windows

BATHROOM

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

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.

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

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