



MICHAEL HODGSON

estate agents & chartered surveyors



CLIFFE COURT, SUNDERLAND

£1,500 Per Month

An exceptional opportunity to rent a fantastic 2 bed first floor apartment situated in a front line position in the highly regarded and much out after Cliffe Court development on Cliffe Park commanding stunning sea, pier and and coastal views in addition to many beaches, attractions, bars, restaurants and cafés as well as superb commuting links to the regions towns and cities. The apartment is finished to a high standard benefitting many extras of note and will not fail to impress all who view. The internal living space briefly comprises of: Inner Entrance Hall, Living Room / Dining Room that enjoys stunning views, Kitchen, Shower Room and 2 Bedrooms. Externally to the front is a communal garden, courtyard parking whilst to the rear is a garage in a block. Viewing is highly recommended to fully appreciate the property and location on offer.

- | | |
|------------|----------------------|
| Apartment | First Floor |
| 2 Bedrooms | Living / Dining Room |
| Kitchen | Shower Room |
| Garage | EPC Rating: C |



CLIFFE COURT, SUNDERLAND

£1,500 Per Month

Entrance Hall

Telephone door entry system, 2 wall mounted electric panel heaters, recessed spot lighting, glazed door leading to the living room/dining room, Karndean herringbone style floor.

Living Room / Dining Room

21'4" max x 21'10"

A superb open plan living / dining room having a large double glazed window and a double glazed box bay window that enjoys exceptional coastline and sea views, wall mounted electric panel heater, Karndean herringbone style floor, recessed double width storage cupboard, glazed doors to the kitchen.

There is a fantastic media wall with shelving/storage and space for a wall mounted TV and an inset modern electric fire.

Kitchen

The kitchen has a comprehensive range of floor and wall units, silestone worktops, 2 double glazed window to the side elevation, stainless steel sink and mixer tap, electric hob with extractor over, electric oven, integrated microwave oven, fridge, freezer, dishwasher and washing machine and dryer, karndean herringbone style floor.

Bedroom 1

9'10" x 15'1"

Rear facing, double glazed window with plantation shutters, wall mounted electric panel heater, range of fitted wardrobes with matching side tables, provision for a wall mounted TV.

Bedroom 2

11'8" x 8'2"

Rear facing, double glazed window with fitted plantation shutters, wall mounted electric panel heater, range of fitted wardrobes with dressing table and provision for a wall mounted TV.

Shower Room

Modern White suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, towel radiator, tiled walls and

floor, double glazed window, recessed spot lighting, extractor, electric shower with rainfall style shower head and an additional shower attachment.

Garage

Single garage in a separate block to the rear of the property with electric roller shutter door.

COUNCIL TAX

The Council Tax Band is Band

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

