



MICHAEL HODGSON

estate agents & chartered surveyors

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CHANDLERS ROAD, SUNDERLAND

£165,000

A stunning 3 bed triplex apartment situated in the sought after Bonners Raff St Peters Wharf development situated on the banks of the River Wear boasting an excellent location for Sunderland city centre, local amenities, river side walks, the sea front and regional road transport links. The property is arranged over 3 floors benefiting from a Security Alarm System, Double Glazing, modern contemporary living and spacious living accommodation briefly comprising of: Entrance Hall with Utility Room, spiralled stairs leading to the First Floor, landing, 2 Bedrooms Dressing Area and an En Suite. Spiralled staircase from the First Floor to the Second Floor, Landing, An open plan Kitchen / Dining Living Room and access to a balcony that enjoys stunning River Views and beyond, Bedroom and a Bathroom. The apartment has the added benefit of a secure allocated parking space. Viewing is highly recommended to fully appreciate the unrivalled river views and excellent lifestyle apartment.

PLEASE NOTE THE APARTMENT IS CURRENTLY LET AT A MONTHLY RENTAL OF £1000 PER MONTH, £12000 PER ANNUM AND COULD BE SOLD WITH THE TENANT IN SITU OR WITH VACANT POSSESSION - DETAILS UPON REQUEST.

Penthouse Apartment

Living / Dining / Kitchen

Over 3 Floors

Viewing Advised

3 Bedrooms

Bathroom & En Suite

Stunning River Views

EPC Rating: TBC



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AGENTS NOTE - TENANCY DETAILS

The property is let on it has been advised an assured shorthand tenancy at a monthly rent of £1000 per month, £12,000 per annum. Further details upon request.

Entrance Hall
Spiraled staircase to the first floor.

Utility Room
Plumbed for washer and dryer

First Floor
Landing, accessed from spiralled stairs from the entrance hall

Bedroom 1
10'7" x 11'10"
Two double glazed windows, radiator with cover.

Dressing Area
5'7" x 7'10"
Access to the en suite.

En Suite
white suite comprising of a low level WC, wash hand basin with mixer tap, towel radiator, walk in shower with tiled splash aback, recessed spot lighting, extractor.

Bedroom 2
11'5" x 5'8"
double glazed window, radiator

Second Floor
Landing area, laccessed via spiralled stairs from the first floor landing, leading to

Kitchen / Dining / Living Room
26'1" max x 22'8" max
A stunning open plan kitchen / dinig / living room, two feature radiators, double glazed door opening to a private balcony with superb

river views.

The kitchen has a range of floor and wall units, granite worktops, stainless steel sink and mixer tap, electric oven, electric hob with extractor over, wine freezer, space for an Americans style fridge freezer, integrated dishwasher.

Balcony
Accessed from the living room / dining room / kitchen and enjoys stunning river views and beyond.

Bedroom 2
9'5" x 10'0"
Double glazed window, radiator.

Bathroom
White suite comprising of a low level Wc, wash hand basin with mixer tap, chrome towel radiator, bath with mixer tap and a shower over, part tiled walls, recessed spot lighting, extractor,

Parking
Allocated parking space.

COUNCIL TAX
The Council Tax Band is Band E.

TENURE
We are advised by the Vendors that the property is held on a Leasehold basis for a term of 125 years from 1st January 2003. 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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

