MICHAEL HODGSON

estate agents & chartered surveyors

STATION ROAD, SUNDERLAND
£141,000

This neatly presented 1 bed ground floor apartment is situated in the highly regarded Station Apartments on Sea Road in Fulwell. The apartment must be viewed to be appreciated and offers an open-plan kitchen / living room, modern bathroom suite and will not fail to impress all who viewed. Externally there are communal gardens and an allocated parking space. Station Apartments is located on Station / Sea Road with immediate access to cafes, salons, pharmacies, bars, supermarkets, etc, all within a 5-minute walk. Located less than 100m from the Seaburn metro station, as well as numerous bus links, the site is ideal for both commuters in addition to Seaburn sea front, its beautiful beaches and thriving night life are all within walking distance. Viewing is advised to fully appreciate the space, location and apartment on offer.

Apartment	Ground Floor
1 Bedroom	Living / Kitchen / Breakfast Room
Bathroom	Allocated Parking
Viewing Advised	EPC Rating: C

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Entrance Hall
The entrance hall has recessed spot lighting, wall mounted electric panel heater, two storage cupboards.

Living Room / Kitchen
23'4" max x 9'10" max
An open plan kitchen / living room having double glazed French doors to the front elevation, recessed spot lighting.

The kitchen has a range of floor and wall units, granite worktops with matching splash backs, electric hob with extractor over, stainless steel sink and mixer tap, electric oven, integrated fridge, freezer, dishwasher and microwave.

Bedroom
12'3" max x 8'11" max
Large double glazed window to the front elevation, wall mounted electric panel heater.

Bathroom
Modern white suite comprising of a wall hung low level WC, wall hung wash hand basin with mixer tap, recessed spot lighting, extractor, electric chrome towel radiator, bath with mixer tap and a rainfall style shower head with. an additional shower attachment.

Parking
One 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 Leasehold basis for a term of 250 years from 13th July 2022. Any prospective purchaser should clarify this with their Solicitor

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