

MICHAEL HODGSON

estate agents & chartered surveyors



THE CLOISTERS, MOWBRAY ROAD, SUNDERLAND
£99,950

INVESTMENT SALE - SOLD WITH TENANT IN SITU - The property is currently let at a monthly rental of £700 per month, £8,400 per annum. Further details relating to the tenancy are available upon request. A neatly presented 2 bed ground floor apartment situated in Ashbrooke Hall within the heart of leafy Ashbrooke which commands an excellent location for local shops, amenities, transport links as well as being within easy reach of Sunderland city centre. The property offers immaculately presented accommodation briefly comprising of: Entrance Hall, Living Room, Kitchen / Breakfast Room, Bathroom and 2 Bedrooms. Externally there is a block paved front patio area and allocated parking. Viewing is highly recommended.

- INVESTMENT SALE
- Ground Floor Apartment
- 2 Bedrooms
- Living Room
- Kitchen
- Passing Rent £700 per Month - £8400 per annum
- Lovely Property
- EPC Rating: C









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INVESTMENT DETAILS / RENT
The property is currently let at a monthly rental of £700 per month, £8,400 per annum. Further details relating to the tenancy are available upon request.

Entrance Hall
Laminate floor, radiator.

Living Room
13'10" x 12'2"
The living room has a double glazed window, patio door leading to the courtyard.

Kitchen/ Breakfast Room
9'4" x 9'11"
The kitchen has a comprehensive range if floor and wall units, tiled splashback, electric oven, gas hob with extractor over, wall mounted gas central heating boiler, laminate floor, breakfast bar, double radiator, double glazed window, stainless steel sink and drainer with mixer tap.

Bathroom
White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, double glazed window, bath with shower over.

Bedroom 1
10'11" x 10'4"
Double glazed window, double radiator, double glazed patio door leading to the front.

Bedroom 2
11'6" x 7'11"
Two double glazed windows radiator.

Parking
Allocated parking space

Externally
Externally there is a block paved front patio area.

TENURE
We are advised by the Vendors that the property is held on a leasehold basis for a term of 125 years from 1 January 2002. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX
The Council Tax Band is Band C

AGENTS NOTE
Please note that the photos shown on the marketing particulars were taken prior to the tenant moving into the property.

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