

MICHAEL HODGSON

estate agents & chartered surveyors



MOWBRAY ROAD, SUNDERLAND
£1,100 Per Month

An exciting opportunity to rent an apartment in 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, WC, Open Plan Kitchen / Living Room, First Floor Duplex Level with 2 Bedrooms and Bathroom. Externally there is courtyard allocated parking and communal gardens.

- New Development
- Living Room / Kitchen
- High Specification
- Viewing Advised
- 2 Bedrooms
- Duplex
- Gated Development
- EPC Ratings: E









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ENTRANCE HALL
Laminate floor, telephone entry security system, wall mounted electric panel heater and an impressive staircase leading to the first floor

LIVING ROOM / KITCHEN
31'4" max x 17'8" max
The kitchen/ living room has nine timber framed double glazed sash style windows to the front, side and rear elevation, laminate floor, recessed spot lighting, two wall mounted electric panel heaters.
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.

WC
White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, partially tiled walls, wall mounted electric panel heater, tiled floor, extractor.

FIRST FLOOR DUPLEX LEVEL
Landing with velux style window wall mounted electric panel heater.

BEDROOM 1
12'11" x 17'7"
Vleux style window, exposed feature beams, t fall roof in part, wall mounted electric panel heater

BEDROOM 2
14'7" max x 10'2" max
T fall roof in part, storage cupboard, wall mounted electric panel heater

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.

COUNCIL TAX
The Council Tax Band is Band B

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