

# MOVING HOMES



SALES & LETTINGS



Offers in Excess of  
£105,000

# The Cloisters, Sunderland

## Offers in Excess of £105,000

Moving Homes welcomes to the sales market this two bedroom lower ground floor garden apartment situated in Ashbrooke, Sunderland within easy reach of the City Centre and its transport links. The accommodation briefly comprises; entrance lobby with storage leading into the spacious living room with feature fireplace, stripped polished floorboards and reception hall accessing remaining accommodation. The breakfasting kitchen is fitted with a range of modern shaker style units with bay window and glass pane doors to rear gardens maximising natural light. Two bedrooms (both with internal natural light source) are doubles with built in storage and also a well-proportioned bathroom/WC with mains operated shower over the bath.

To secure a viewing please contact Moving Homes in 0191-2964600 or visit our website [movinghomesuk.com](http://movinghomesuk.com)

Council Tax Band A £1,408.23 pa

EPC Rating C <https://find-energy-certificate.service.gov.uk/energy-certificate/8733-6722-8480-7952-8922>

Tenure - The agent understands the property to leasehold, a new lease has been prepared for 999 years, there is no ground rent or service charges payable. However, this should be confirmed with a licensed legal representative.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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