



7 Montpelier House
Montpelier Terrace
Sunderland
SR2 7UL

£595 pcm

First Floor Apartment
One Bedroom
Unfurnished
Available Immediately
Modern and Immaculate Throughout
Off Road Parking





Safe and Secure welcome to the rental market this immaculate and modern one bedroom first floor apartment, available mid November 2024 on an unfurnished basis. Situated in Montpelier House, Ashbrooke, the property is conveniently situated near all local amenities as well as being a short distance from Sunderland City Centre.

The well presented property briefly comprises of: an entrance hall, open plan kitchen and lounge, master bedroom, family bathroom and off road parking.

If you are interested please give our office a call on 0191 385 4477.

ENTRANCE HALL

13' 5" x 8' 7" (4.11m x 2.63m) Intercom and built in cupboard.

DINING KITCHEN/LIVING ROOM

17' 11" x 12' 11" (5.47m x 3.96m) Fitted with a range of wall and base units with co-ordinating work surfaces over, single bowl sink with drainer unit, built in electric oven and hob with extractor hood over, integrated fridge/freezer and washing machine, television point, combination boiler and radiator.

MASTER BEDROOM

10' 4" x 11' 10" (3.15m x 3.61m) Double glazed window to rear and radiator.

BATHROOM

White three peice suite comprising of a panelled bath with shwoer over, pedestal wash hand basin and low level WC, extractor fan, tiled walls and radiator.

**Local Authority
Council Tax Band
EPC Rating**

B

Houghton Le Spring

24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.