



MICHAEL HODGSON

estate agents & chartered surveyors

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MOWBRAY ROAD, SUNDERLAND

£127,950

We are delighted to welcome to the market this superb 2 bed first floor apartment situated in the highly regarded and much sought after Langham Gate development which is located on Mowbray Road in a sought after 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. The apartment offers a high specification that will not fail to impress and briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, 2 Bedrooms, Bathroom and an En Suite. Externally the development is accessed via an electrically operated security gate that leads to a courtyard with an allocated parking space. There is NO ONWARD CHAIN INVOLVED. Viewing of this exceptional apartment is highly recommended.

Apartment	First Floor
2 Bedrooms	Living Room
Kitchen / Dining Room	Bathroom & En Suite
No Chain Involved	EPC Rating: E



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Entrance Hall
Laminate floor, radiator, storage cupboard.

Living Room
19'2" max x 14'8" max
The living room has a laminate floor, feature radiator, recessed spot lighting, double glazed window, double glazed door opening to a Juliet balcony, opening to the kitchen/dining room.

Kitchen/Dining Room
16'8" x 8'5"
The kitchen has a range of floor and wall units, tiled splashback in part, breakfast bar, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, integrated fridge / freezer, dishwasher and washing machine.

Bathroom
Modern white suite comprising of a low level WC, pedestal basin with mixer tap, chrome towel radiator, tiled walls and floor, bath with shower over and an additional shower attachment, recessed spot lighting, extractor.

Bedroom 1
17'0" max x 13'11" max
Double glazed window, double glazed door opening to a Juliet balcony, radiator, walk in wardrobe.

En Suite
White suite comprising of a low level WC, pedestal wash hand basin with mixer tap, tiled walls and floor, chrome towel radiator, recessed spot lighting, extractor, shower cubicle with rainfall style shower and an additional shower attachment, chrome towel radiator.

Bedroom 2
8'6" x 13'0"
Double glazed door opening to a Juliet balcony.

Parking
Allocated parking space set within a gated courtyard.

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 1st December 2017. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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