

MICHAEL HODGSON

estate agents & chartered surveyors



MOWBRAY ROAD, SUNDERLAND
£1,100 Per Month

This delightful apartment is available to rent situated in the recently constructed and completed 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 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, Open Plan Kitchen / Living Room, 2 Bedrooms and Bathroom. Externally there is courtyard allocated parking and communal gardens.

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









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ENTRANCE HALL
Wall mounted electric panel heater, telephone door entry system, leading to;

LIVING ROOM / KITCHEN
19'1" x 23'7"
A superb open plan kitchen / living room having 3 timber framed double glazed sash style windows to the side elevation 4 timber framed double glazed sash style windows to the rear elevation, 2 wall mounted electric panel heater.

The kitchen has a comprehensive range of floor and wall units, herringbone style tiled splashback, sink and drainer with mixer tap, electric hob with extractor over, electric oven, integrated fridge, freezer.

BEDROOM 1
11'8" x 13'5"
Two timber framed double glazed windows, wall mounted electric panel heater.

BEDROOM 2
9'9" x 13'3"
Two timber framed double glazed windows, wall mounted electric panel heater.

BATHROOM
Luxury white suite comprising low level wc, pedestal basin with mixer tap, bath with rainfall style shower head and an additional shower attachment =, tiled walls and floor, electric towel radiator, recessed spot lighting, extractor.

STORAGE CUPBOARD

EXTERNALLY
Externally there is courtyard allocated parking and communal gardens.

PARKING
allocated parking space.

COUNCIL TAX
The Council Tax Band is Band B

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