



**1 Montpelier House**  
Montpelier Terrace  
Sunderland  
SR2 7UL

**£650 pcm**

Ground Floor Apartment  
Two Bedrooms  
Off Road Parking  
Ideal Location  
Ideal Starter Home  
Available Mid July



Safe and Secure welcome to the rental market this ground floor two bedroom apartment, available on an unfurnished basis. Situated in Montpelier House, Ashbrooke, the ideal location provides access to all local amenities as well as great transport links.

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

### **ENTRANCE HALL**

Intercom system and radiator.

### **LONGE**

11' 1" x 16' 6" (3.38m x 5.05m) Double glazed windows, double glazed patio door and radiator.

### **KITCHEN**

11' 0" x 9' 8" (3.37m x 2.96m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven, integrated hob, extractor hood, integrated fridge-freezer, integrated washing machine and radiator.

### **MASTER BEDROOM**

10' 5" x 13' 8" (3.19m x 4.17m) Double glazed bay window and radiator.

### **BEDROOM 2**

8' 0" x 12' 3" (2.46m x 3.75m) Double glazed window and radiator.



## **BATHROOM**

Tiled walls and floor, white three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, radiator and extractor fan.

**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Sunderland City Council

C

C

**Houghton Le Spring**

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

**Contact**

0191 3854477  
info@safeandsecureproperties.c  
o.uk  
safeandsecureproperties.co.uk

**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.