



MICHAEL HODGSON

estate agents & chartered surveyors



CLIFFE COURT, SUNDERLAND

£1,350 Per Month

An exceptional opportunity to rent a fantastic 2 bed first floor apartment situated in a front line position in the highly regarded and much out after Cliffe Court development on Cliffe Park commanding stunning sea, pier and and coastal views in addition to many beaches, attractions, bars, restaurants and cafés as well as superb commuting links to the regions towns and cities. The apartment is finished to a high standard benefitting many extras of note and will not fail to impress all who view. The internal living space briefly comprises of: Inner Entrance Hall, Living Room / Dining Room that enjoys stunning views, Kitchen, Shower Room and 2 Bedrooms. Externally to the front is a communal garden, courtyard parking whilst to the rear is a garage in a block. Viewing is highly recommended to fully appreciate the property and location on offer.

- Apartment
- 2 Bedrooms
- Kitchen
- Garage
- First Floor
- Living / Dining Room
- Shower Room
- EPC Rating: C



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Entrance Hall

Telephone door entry system, 2 wall mounted electric panel heaters, recessed spot lighting, glazed door leading to the living room/dining room, Karndean herringbone style floor.

Living Room / Dining Room

21'4" max x 21'10"

A superb open plan living / dining room having a large double glazed window and a double glazed box bay window that enjoys exceptional coastline and sea views, wall mounted electric panel heater, Karndean herringbone style floor, recessed double width storage cupboard, glazed doors to the kitchen.

There is a fantastic media wall with shelving/storage and space for a wall mounted TV and an inset modern electric fire.

Kitchen

The kitchen has a comprehensive range of floor and wall units, silestone worktops, 2 double glazed window to the side elevation, stainless steel sink and mixer tap, electric hob with extractor over, electric oven, integrated microwave oven, fridge, freezer, dishwasher and washing machine and dryer, karndean herringbone style floor.

Bedroom 1

9'10" x 15'1"

Rear facing, double glazed window with plantation shutters, wall mounted electric panel heater, range of fitted wardrobes with matching side tables, provision for a wall mounted TV.

Bedroom 2

11'8" x 8'2"

Rear facing, double glazed window with fitted plantation shutters, wall mounted electric panel heater, range of fitted wardrobes with dressing table and provision for a wall mounted TV.

Shower Room

Modern White suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, towel radiator, tiled walls and

floor, double glazed window, recessed spot lighting, extractor, electric shower with rainfall style shower head and an additional shower attachment.

Garage

Single garage in a separate block to the rear of the property with electric roller shutter door.

COUNCIL TAX

The Council Tax Band is Band

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

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