

MICHAEL HODGSON

estate agents & chartered surveyors



ASH HILL COURT, SUNDERLAND
£650 Per Month

A lovely two bed top floor apartment situated within the heart of leafy Ashbrooke which commands an excellent location for local shops, amenities, transport links as well as being within easy reach of Sunderland city centre. The property benefits from Gas Central Heating, Double Glazing and offers immaculately presented accommodation briefly comprising of: Entrance Hall, Inner Hall, Kitchen / Living Room, Bathroom and 2 Bedrooms. Externally there are communal gardens and parking. Viewing is highly recommended.

Apartment
Living Room
Bathroom
EPC Rating: C

2 Bedrooms
Kitchen
Viewing Advised









ASH HILL COURT, SUNDERLAND
£650 Per Month

ENTRANCE HALL
Two radiators, double glazed window, stairs to first floor.

FIRST FLOOR
Landing with two radiators, storage cupboard and walk in storage room.

KITCHEN/ LIVING ROOM
9'6" x 27'5"
The kitchen / living room spans the full depth of the property having a double glazed window to the front and rear elevation. The kitchen is fitted with a comprehensive range of floor and wall units, tiled splashback, stainless steel sink and drainer, electric oven, ceramic hob with extractor over, integrated fridge/freezer, glass display unit, laminate floor in part, two radiators and storage cupboard.

BEDROOM 1
8'10" x 15'10"
Double glazed window and radiator.

BEDROOM 2
15'8" max x 8'5"
Double glazed window, storage cupboard and radiator.

BATHROOM
Modern suite comprising low level WC, pedestal basin, bath with shower over, fully tiled walls and floor, double glazed window, chrome towel radiator, storage housing wall mounted gas central heating boiler and plumbed for washer.

EXTERNALLY
Externally there are communal gardens and parking.

COUNCIL TAX
The Council Tax Band is Band B

MICHAEL HODGSON

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

RICS®