



MICHAEL HODGSON

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estate agents & chartered surveyors



## MONTPELLIER HOUSE, SUNDERLAND

£625 Per Month

A contemporary 2 bed apartment in leafy Ashbrooke offering a much sought after location within easy reach of local shops, schools and amenities as well as Sunderland City Centre being a short car drive away. The modern apartments benefit from Timber Framed Double Glazed Windows, Security Alarm Systems, Door Entry Telephone Systems and many extras of note. The spacious apartment situated on the Ground Floor briefly comprises of; Entrance Hall, Open Plan Living Room/Kitchen, 2 Bedrooms & Bathroom. Externally there are communal gardens and courtyard parking. Viewing of this stunning apartment is highly recommended to fully appreciate the space, home and location on offer. Sorry no dogs

Apartment

2 Bedrooms

Integrated Appliances

To Let

Ground Floor

Living Room/Kitchen

Viewing Advised

EPC Rating: C



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### COMMUNAL ENTRANCE HALL

leading to:

### ENTRANCE HALL

Large storage cupboard, alarm control panel, radiator and telephone door entry system.

### LIVING ROOM/KITCHEN

25'11" max to bay x 10'8" max

A lovely open plan living room/kitchen with timber framed double glazed bay window to the front elevation. The kitchen is fitted with a comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, integrated fridge, freezer, washer/dryer, electric oven, ceramic hob with stainless steel and glass extractor over, timber framed double glazed window, recessed spot lights, radiator.

### BEDROOM1

18'9" x 11'6"

The master bedroom has two timber framed double glazed windows and french doors to the front elevation and radiator.

### BEDROOM2

8'0" max x 12'4" max

Timber framed double glazed window, radiator, storage cupboard with wall mounted gas central heating boiler.

### BATHROOM

The bathroom is fitted with a white suite comprising low level wc, pedestal basin, bath with mixer tap and shower over, fully tiled walls and floor, timber framed double glazed window, recessed spot lighting, extractor, chrome towel radiator.

### EXTERNALLY

Externally there are communal gardens and courtyard parking.

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