



MICHAEL HODGSON

estate agents & chartered surveyors



THE CEDARS, SUNDERLAND

£525 Per Month

A 2 bedroom lower ground floor apartment in Kensington House which is located in the sought after area of Ashbrooke on The Cedars, The apartment offers contemporary living accommodation benefiting from Gas Central Heating, luxury bathroom suite, kitchen with integrated appliances and granite worktops, a security video entry system and living accommodation briefly comprising of Entrance Hall, Living Room / Kitchen, 2 Bedrooms, Bathroom and has the additional benefit for a private external patio/terrace. Being close to Back House Park, Sunderland Royal Eye Infirmary, schools including St Aidans RC Secondary School and Sunderland City Centre approximately 1 mile away. Viewing is advised.

Apartment
2 Bedrooms
Bathroom
Bond £575

Lower Ground Floor
Unfurnished
Viewing Advised
Epc Energy Rating:B



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ENTRANCE HALL

The entrance hall has a wood strip floor, video doors entry system, contemporary radiator, coving to ceiling, walk in storage cupboard with alarm control panel.

LIVING ROOM/ KITCHEN

16'10" x 15'6"

An open plan room having a wood strip floor, two contemporary radiators, coving to ceiling, double glazed patio doors leading to a private patio/terrace.

LIVING ROOM/ KITCHEN

The kitchen is fitted with a comprehensive range of floor and wall units, granite work tops and splash back, stainless steel sink and drainer with mixer tap, glass display cabinet, integrated fridge/freezer, dishwasher and washing machine, smeg electric oven, smeg 5 ring gas hob with extractor over, recessed spot lighting.

BEDROOM 1

16'1" max x 16'10" max

The master bedroom has a double glazed window to the side elevation, two contemporary radiators, cupboard with wall mounted gas central heating boiler and a double glazed door leading to the private patio/ terrace.

BEDROOM 2

13'1" x 9'3"

Double glazed window and contemporary radiator.

BATHROOM

Luxury white suite comprising low level wc, pedestal basin with mixer tap, bath, shower, fully tiled walls and floor, chrome towel radiator, double glazed window, extractor, recessed spot lighting.

EXTERNALLY

Externally there is a private patio / terrace for use solely with this apartment and courtyard parking accessed via an electrically operated gate.

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

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