



Carouse
EstateAgents 

THE MOWBRAY, BOROUGH ROAD

£89,000





DESCRIPTION

Located in the heart of Sunderland City Centre, we welcome to the market this stylishly finished, one bedroom first floor luxury apartment.

Superb standard of specification throughout including oak flooring's, contemporary kitchen and luxury bathroom furniture. The accommodation briefly comprises; Communal foyer, lifts to all floors, reception hallway, living room with space for lounge and dining purposes and having the benefit of a private balcony, fitted kitchen, double bedroom and bathroom/WC. No chain, call now to view!



LOUNGE

Offering open plan living, wood flooring and door opening out to private balcony.

DINING AREA

Flowing from the lounge with wood flooring and opening to the kitchen area.

KITCHEN

Modern white high gloss compact kitchen with contrasting work surfaces with integral hob and oven with extractor above, fridge/freezer and washer/dryer.



BATHROOM

A beautiful suite equipped with a white three piece suite hand basin, low level WC and panelled bath with mains operated shower. Other benefits include oversized mirror tile, ceramic floor tiling, boiler cupboard, down lights and heated towel rail.



DISCLAIMER

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use



and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

