



MICHAEL HODGSON

estate agents & chartered surveyors



MONTPELLIER HOUSE, SUNDERLAND

£575 Per Month

A luxury and contemporary 2 bed apartment situated 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 Famed Double Glazed Windows, Luxury Bathroom Suites, Fitted Modern Integrated Kitchens, Security Alarm Systems, Door Entry Telephone Systems and many extras of note. The spacious apartment situated on the Second Floor briefly comprises of; Entrance Hall, Living Room, Kitchen, 2 Bedrooms & Bathroom. Externally there will be allocated parking and communal garden. Viewing of the stunning apartment is highly recommended to fully appreciate the space, home and location on offer. Sorry No Pets.

Apartment

2 Bedrooms

Integrated Appliances

Allocated Parking

Second Floor

Living Room & Kitchen

Viewing Advised

Epc Graph Rating C



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ENTRANCE HALL

Alarm control panel, timber framed double glazed window, storage cupboard, loft access, telephone door entry system.

LIVING ROOM

11'1" x 16'7"

The living room has a timber framed double glazed window to the front and rear elevation, radiator.

KITCHEN/BREAKFAST ROOM

11'1" max x 9'8"

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, concealed wall mounted gas central heating boiler.

BEDROOM 1

12'4" x 10'4"

Front facing bedroom with timber framed double glazed window and radiator.

BEDROOM 2

8'1" x 12'5"

Front facing bedroom with timber framed double glazed window and radiator.

BATHROOM

The bathroom is fitted with a luxury 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 an allocated parking space.

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

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