



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

estate agents & chartered surveyors



AYLESFORD MEWS, SUNDERLAND

£575 Per Month

We are delighted to market To Let this superb 2 bed ground floor apartment situated on Aylesford Mews which offers an excellent location being convenient for access to the city centre, local shops and amenities. The apartment benefits from gas central heating, double glazing, a kitchen with integrated appliances and briefly comprises of: Entrance Hall, Living Room, Kitchen / Breakfast Room, 2 Bedrooms, bathroom and an En Suite to the Master Bedroom. Externally there are communal gardens and an allocated parking space.

Apartment

2 Bedrooms

Kitchen / Breakfast Room

Allocated Parking

Ground Floor

Living Room

Bathroom & En Suite

EPC Rating: C



AYLESFORD MEWS, SUNDERLAND

£575 Per Month

Entrance Vestibule
leading to:

Allocated parking space to the front of the property

Inner Hall
Two storage cupboards, radiator

Living Room
16'4" x 12'10"
The Living Room has a double glazed box bay window to the front elevation, radiator and an additional double radiator

Kitchen/Breakfast Room
11'6" x 10'1"
The Kitchen has a range of floor and wall units, integrated fridge freezer, dishwasher and washing machine, electric oven, gas hob with extractor over cupboard with wall mounted gas central heating boiler, recessed spot lighting wine rack, double glazed window to the rear elevation, tiled floor

Bedroom One
17'3" x 12'2"
Double glazed window to front and side elevations, radiator, mirror fronted fitted wardrobes

En Suite
White suite comprising low level wc, wall hung wash hand basin with mixer tap, shower with tile surround, tiled floor, extractor, recessed spot lighting

Bedroom Two
Double glazed window, radiator

Bathroom
White suite comprising low level wc, wall hung wash hand basin with mixer tap, bath with mixer tap, tiled floor, extractor, recessed spot lighting, radiator

External
Externally there are communal gardens to the side

Parking

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

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

