



MICHAEL HODGSON

estate agents & chartered surveyors



## MONTPELIER, SUNDERLAND

### £550 Per Month

Available Now. A luxury and contemporary newly built 2 bed apartment situated just off The Cedars 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, Open Plan 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.

Apartment

2 Bedrooms

Integrated Appliances

Allocated Parking

Second Floor

Living Room/ Kitchen

Just Off The Cedars

Epc Graph Rating: C



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### ENTRANCE HALL

Alarm control panel, radiator, telephone entry system, radiator, loft access, large storage cupboard.

### LIVING ROOM/KITCHEN

10'9" max x 24'0" max

An open plan room having a timber framed double glazed window to the front elevation, radiator, recessed spot lighting. 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.

### LIVING ROOM PHOTO

### BEDROOM 1

18'8" x 11'6"

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

### BEDROOM 2

8'0" x 12'5"

Front facing bedroom with timber framed double glazed window, radiator and storage cupboard with wall mounted gas central heating boiler.

### 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.

### ESTATE AGENT OF THE YEAR

Michael Hodgson Estate Agents were voted:

Gold Winners of the North East Estate Agent of The Year 2008.

Silver Winners of the North East Estate Agent of The Year 2009.

Bronze Winners of the North East Estate Agent of The Year 2010.

Silver Winners of the North East Estate Agent of The Year 2011.

We were also nominated as:

Top 10 Letting Agent in 2010

Top 10 Letting Agent in 2011

The only awards in the industry which are voted for by customers.

These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### TENURE

It has been advised that each apartment owner will own 1/12 of the freehold. Each owner will form part of the management company. Further details upon request from the developer solicitors.

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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.

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