



MICHAEL HODGSON

estate agents & chartered surveyors

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## 123 QUEEN ALEXANDRA ROAD, SUNDERLAND £154,950

An exciting opportunity to purchase a ready to move in to 2 bed first floor apartment situated in the much sought after and highly regarded gated development of Queen Alexandra Mews in leafy Ashbrooke which offers an excellent location providing convenient access to shops, amenities and superb transport links. The property itself benefits from contemporary decor, a modern shower room, lovely kitchen and briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, 2 Bedrooms and a Shower Room. Externally there is gated access to the development that opens to courtyard parking with an allocated parking space and communal gardens. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the apartment and location on offer.

Apartment

2 Bedrooms

Kitchen / Dining Room

No Chain Involved

First Floor

Living Room

Share of Freehold

EPC Rating: C



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### Entrance Hall

The entrance hall has a Delft rack, wall mounted electric panel heater.

### Living Room

16'4" x 11'3"

The living room has a double glazed french doors opening to a private balcony to the front elevation of the building, an additional double glazed window, two wall mounted electric panel heaters.

### Kitchen / Dining Room

7'9" max x 19'3" max

The kitchen has a range of floor and wall units, electric hob with extractor over, electric oven, double glazed window, tiled splashback, sink and drainer with mixer tap, wall mounted electric panel heater, plumbed for washer, storage cupboard

### Bedroom 1

Front facing, double glazed window, wall mounted electric panel heater, range of fitted wardrobes with dressing table

### Bedroom 2

9'3" x 11'0"

Double glazed window, wall mounted electric panel heater

### Shower Room

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, shower cubicle, tiled walls and floor, extractor, electric chrome towel radiator.

### Parking

Allocated parking space

### Externally

Externally there is gated access to the development that opens to courtyard parking with an allocated parking space and communal gardens

### COUNCIL TAX

The Council Tax Band is Band C

### TENURE

We are advised by the Vendors that the property owns 1/11th of the freehold for the building and subject to a new 999 year lease that is in the process of being prepared. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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