



MICHAEL HODGSON

estate agents & chartered surveyors

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## KENSINGTON HOUSE, SUNDERLAND £110,000

This 2 bedroom lower ground floor apartment situated in Kensington House on The Cedars in Ashbrooke offering a much sought after address boasting easy access to Sunderland City Centre, local shops, schools and amenities as well as regional transport links. The living space briefly comprises of: Entrance Hall, Open Plan Kitchen / Living Room, 2 Bedrooms, Bathroom and En Suite., Externally there is courtyard parking. Viewing is essential. There is NO ONWARD CHAIN INVOLVED.

Apartment  
2 Bedrooms  
Bathroom  
No Chain Involved

Lower Ground Floor  
Kitchen / Living Room  
En Suite  
EPC Rating: C



## KENSINGTON HOUSE, SUNDERLAND

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### ENTRANCE HALL

Video door telephone entry system, wood strip floor, radiator, coving to ceiling

### KITCHEN / LIVING ROOM

16'11" x 16'9"

A lovely open plan room having two double glazed windows to the front elevation, wood strip floor, two radiators, walk in storage cupboard.

### KITCHEN / LIVING ROOM

The kitchen is fitted with a comprehensive range of floor and wall units, sink with mixer tap, electric oven, gas hob with extractor over, integrated fridge and freezer, recessed spot lighting, coving to ceiling

### BATHROOM

Suite comprising low level wc, pedestal wash hand basin with mixer tap, bath with shower attachment, tiled walls, tiled floor, shaver point, chrome towel radiator, recessed spot lighting, extractor

### BEDROOM ONE

16'6"1" x 16'0"

The bedroom has a double glazed windows, two radiators, coving to ceiling

### ENSUITE

white suite comprising low level wc and wash hand basin set on storage/vanity unit, corner shower, chrome towel radiator double glazed window, tiled floor and walls recessed spot lighting, extractor

### BEDROOM TWO

15'4" x 10'1"

Double glazed window, radiator, cupboard with wall mounted gas central heating boiler

### EXTERNAL / PARKING

Externally there is courtyard parking.

### TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 125 years from 1st January 2007. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band B

# M I C H A E L   H O D G S O N

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