



ST CUTHBERT'S HALL

MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors





## MOWBRAY ROAD, SUNDERLAND

£895 Per Month

---

An exciting opportunity to rent an apartment in the recently constructed and completed St Cuthberts Hall which is located on Mowbray Road in a superb location on the fringe of the Ashbrooke Conservation Area commanding easy access to Sunderland City Centre, excellent transport links as well as shops and amenities. St Cuthberts Hall boasts many period features and charm whilst offering a high specification that will not fail to impress. Internally the DUPLEX apartment benefits from electric heating, a telephone security entry system, superb kitchen with integrated appliances, luxury bathroom suites and many extras of note. Internally this stunning apartment briefly comprises of: Entrance Hall, WC, Open Plan Kitchen / Living Room, First Floor Duplex Level with 2 Bedrooms and Bathroom. Externally the development is accessed via a electrically operated security gate that leads to a courtyard allocated parking and communal gardens.

New Development

2 Bedrooms

Living Room / Kitchen

Duplex

High Specification

Gated Development

Viewing Advised

EPC Ratings: E



## MOWBRAY ROAD, SUNDERLAND

£895 Per Month

---

### VIRTUAL TOUR

PLEASE EXPLORE THE STUNNING SHOW APARTMENT VIA OUR  
V I R T U A L T O U R : <https://my.matterport.com/show/?m=N8G4xf7caQ>

### ENTRANCE HALL

Laminate floor, telephone entry security system, wall mounted electric panel heater and an impressive staircase leading to the first floor

### LIVING ROOM / KITCHEN

31'4" max x 17'8" max

The kitchen/ living room has nine timber framed double glazed sash style windows to the front, side and rear elevation, laminate floor, recessed spot lighting, two wall mounted electric panel heaters.

The kitchen has a comprehensive range of floor and wall units, tiled splashback, sink and drainer with mixer tap, electric oven, electric hob with extractor over, integrated fridge, freezer, dishwasher.

### WC

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, partially tiled walls, wall mounted electric panel heater, tiled floor, extractor.

### FIRST FLOOR DUPLEX LEVEL

Landing with velux style window wall mounted electric panel heater.

### BEDROOM 1

12'11" x 17'7"

Velux style window, exposed feature beams, t fall roof in part, wall mounted electric panel heater

### BEDROOM 2

14'7" max x 10'2" max

T fall roof in part, storage cupboard, wall mounted electric panel heater

### BATHROOM

Modern white suite comprising low level wc, pedestal basin with mixer tap, bath with rainfall style shower head and an additional shower attachment , chrome towel radiator, tiled walls and floor, recessed spot lighting, extractor.

### EXTERNALLY

Externally the development is accessed via a electrically operated security gate that leads to a courtyard allocated parking and communal gardens.

### PARKING

Secure allocated parking space.

# 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](http://www.michaelhodgson.co.uk)

