



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

£110,000

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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