The Limes

Ashbrooke
Sunderland
SR2 7BP









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sales & lettings

The Limes

£600 PCM

INTRODUCTION
AVAILABLE FROM 25TH NOVEMBER 2026. 2 BED GROUND FLOOR APARTMENT IN CENTRAL ASHBROOKE WITH STYLISH MODERN LIVING SPACE AND ACCESS TO OUTDOOR COMMUNAL GROUNDS AND SUPER VIEWS TO REAR.

KITCHEN
Measurements taken at widest points
Stone effect tile flooring with mosaic detail, double radiator, front facing white uPVC double glazed window. Recently installed designer fitted kitchen with hand-less doors and stone effect laminate work surfaces. Integrated electric oven, 4 ring gas hob and contemporary style extractor fan in stainless steel finish. Stainless steel sink with single bowl, single drainer and matching monobloc tap. Stylish contemporary fridge/freezer with drinks chiller dispenser. The walls between the kitchen units are finished in a matching tile to the floor with mosaic detail. The kitchen is a stunning modern addition to the apartment. Door leading off to hallway.

HALLWAY
Grey laminate wood effect flooring, radiator concealed behind radiator cover. 2 built-in cupboards providing additional storage, 5 doors leading off, 2 to bedrooms, 1 to bathroom, 1 to lounge and 1 to internal entrance door.

BATHROOM
Stylish stone effect flooring. Chrome towel heater style radiator, white uPVC double glazed window with privacy glass. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and stylish chrome taps, bath with tile effect panel and stylish chrome taps with separate shower fed from the main Combi boiler system. The separate shower fittings comprise overhead shower with hand held separate shower head. The walls are finished in a stylish grey tile effect cladding with mosaic effect detail, extractor fan. uPVC cladding to ceiling. LED light.

LOUNGE
Measurements taken at widest points.
Grey laminate wood effect flooring, double radiator, side facing white uPVC double glazed window, white uPVC double glazed french door with fixed side panel and window rear facing with lovely south facing views over communal gardens and beyond. The lounge area is sufficiently proportioned to accommodate a small dining table and chairs or a work station/desk.

BEDROOM 1
Grey wood effect laminate flooring, double radiator, rear facing white uPVC double glazed window with lovely south facing views over communal gardens and beyond.

BEDROOM 2
Measurements taken at widest points.
Grey wood effect laminate flooring, double radiator, rear facing white uPVC double glazed window with lovely south facing views over communal gardens and beyond. Recess with 2 open hanging rails to accommodate clothes hanging.

INTERNAL ENTRY LOBBY
Grey laminate wood effect flooring, 2 coat hooks, door leading to internal hallway to the main entrance door, CCTV and VIDEX CCJ handset which allows to people to see and speak to any visitor approaching communal entrance door. Fuse box for the electrics.







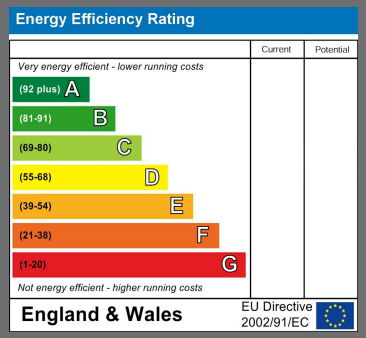




Local Authority

Council Tax Band

A





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements







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