The Cloisters

Ashbrooke
Sunderland
SR2 7QB









good life
sales & lettings

The Cloisters

£89,995

INTRODUCTION
Good Life Homes are delighted to bring to the market this well maintained two bedroom apartment on the third floor of Park Hall, The Cloisters, in central Ashbrooke. Offering lovely elevated views over rooftops and leafy surroundings, the apartment enjoys a convenient position within walking distance of the city centre and transport links, including the Metro.

ENTRANCE HALL
Carpeted flooring and two built-in storage cupboards. Doors lead to the bathroom, both bedrooms and the lounge/dining room.

BEDROOM 1
A good-sized double bedroom with carpeted flooring, radiator and a white uPVC double glazed corner window enjoying lovely views over leafy Ashbrooke.

BEDROOM 2
A smaller double bedroom with carpeted flooring, radiator and a white uPVC double glazed window with pleasant views over leafy Ashbrooke.

BATHROOM
Vinyl flooring with a tile effect and a chrome ladder-style towel radiator. The suite comprises a WC with low-level cistern, pedestal wash hand basin with chrome tap, and a panelled bath with chrome taps, a shower supplied by the mains central heating boiler and a glass shower screen. Tiling with mosaic detailing around the bath and basin areas, recessed ceiling lights and an extractor fan.

LOUNGE
A lovely spacious room with carpeted flooring and a double radiator. There is ample space for lounge furniture and a dining table and chairs. Large white uPVC double glazed windows enjoy elevated views over rooftops and leafy Ashbrooke. Open plan to the kitchen.

KITCHEN
Vinyl flooring with a tile effect, white uPVC double glazed window with lovely views, and a wall-mounted combination boiler. Fitted with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces. Integrated electric oven, four-ring gas hob and extractor. Stainless steel one-and-a-half bowl sink with single drainer and matching Monobloc tap. Space and plumbing for a washing machine and space for a tall fridge freezer. Recessed ceiling lights.

COMMUNAL ENTRANCE
Secure access leads into the communal entrance area, with stairs and lift access to each floor. The communal areas on the third floor are well maintained, with a door leading directly into the apartment.

ALLOCATED PARKING AND ACCESS
A numbered allocated parking space is provided for the apartment within the garage/car parking area. Lift access leads from this area to the third floor. Remote door access is provided near the front of the building.

LEASEHOLD INFORMATION
- Service charge £160 p/m (approx.)
- Ground rent £170 p/a
- term left on lease. 103 years (approx.)





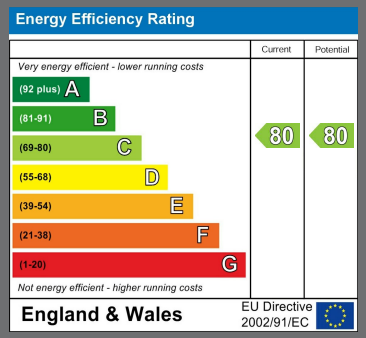






Local Authority
Sunderland

Council Tax Band
C





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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