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PROPERTY

Apartment 3, 14 Claremont Terrace,

Thornhill Sunderland, SR2 7LB

▪ Spacious two bedroom converted apartment



£695 pcm



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Separate fitted kitchen, luxury en suite shower room/WC
- Range of period features, Off street parking, Council Tax Band A

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Available 24/01/2025

Superbly proportioned first floor, converted two bedroom apartment situated in this substantial Victorian terrace benefiting well presented interiors and a range of period features including ornate cornice and original fireplaces. Modern features include gas fired central heating, kitchen appliances, entrance phone system and luxury en suite shower room/WC. Internally the accommodation briefly comprises; communal entrance with stairs to first floor, reception hallway, spacious living room ideal for lounge and dining purposes overlooking Westerly aspects maximising natural light, separate fitted kitchen, separate utility at half landing level, two double bedrooms, en suite shower room/WC and bathroom/WC. Externally there is one allocated parking bay to rear accessed via roller shutter door. Situated within easy reach of the City Centre, viewing considered essential.

Damage deposit £801.92 (5 weeks)

Council tax band A

Communal Entrance

Accessed via security entrance phone system with stairs to first floor, leading to:

Reception Hallway

Providing access to main body of the accommodation with stripped polished floorboards and into:

Living Room (front)

6.30m x 5.38m (20' 8" x 17' 8") approximately Into a highly substantial bay window exemplifying the overall impression of light and space, predominantly looking over the Westerly aspects therefore enjoying a great deal of afternoon sunlight. As a focal point, this elegant rooms features a tiled hearth with white marble mantelpiece surround. Other benefits include ornate cornice, oak style laminate flooring, cable television access, telephone point and radiator.

Fitted Kitchen

3.07m x 2.01m (10' 1" x 6' 7") approximately Fitted with a modern range of maple style laminate units to wall and base with brushed steel furniture and stone effect laminated roll top work surfaces over incorporating a four ring brushed steel gas hob over which there is a filter hood and under an electric oven. Other benefits include a 1½ basin stainless steel drainage sink with chrome monobloc tap fitting, tiled splash backs, ceiling mounted extractor, spot lighting, timber effect laminate flooring, fridge and radiator.

Bedroom One

5.59m x 3.35m (18' 4" x 11') approximately Superbly proportioned double bedroom overlooking rear elevations, which as a focal point features an open (non useable) fireplace with ornate mantelpiece surround. Other benefits include stripped polished floorboards, cornice, radiator and door to:

En Suite Shower Room/WC

Fitted with a white low level WC, pedestal hand basin with monobloc tap fitting and separate shower unit with power shower with side jet feature. Other benefits include tiled splash backs, spot lighting, chrome ladder radiator, extractor to ceiling and display shelving.

Bedroom Two

4.27m x 2.44m (14' x 8') approximately Well proportioned double bedroom with stripped polished floorboards, cornice and radiator, overlooking front elevations.

Utility

Situated on the half landing, ideal for storage purposes also with plumbed washing