

2 Kensington House, Ashbrooke Sunderland, SR2 8HW

- Spacious two bedroom ground floor apartment



**£650 pcm**

 1 Bathroom

 2 Bedrooms

#### PROPERTY FEATURES

- Within easy reach of the City Centre
- Modern specification throughout
- Fitted kitchen with appliances

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Available 24/04/2026

Spacious two bedroom ground floor, modern purpose built luxury apartment overlooking the predominantly Westerly rear elevations of this modern scheme, within easy reach of City Centre and University. The accommodation briefly comprises; communal entrance, reception hallway, spacious living room ideal for lounge and dining purposes, separate fitted kitchen, two sizeable double bedrooms, bathroom/WC and externally courtyard parking for residents and their guests. Modern features include gas fired central heating to radiators, double glazing, kitchen appliances, shower, satellite television access and entrance phone. Water rates are charged directly by the landlord for this property. (Sewerage charges are invoiced separately by Northumbria Water).

Council Tax Band C

Damage deposit (5 weeks) £750.00

## Communal Entrance

Accessed via security entrance phone system leading to:

## Reception Hallway

Accessing main body of the accommodation with walk in store cupboard, radiator and into:

## Living Room

6.12m x 3.48m (20' 1" x 11' 5") approximately

With oversized windows maximising natural light and overlooking the predominantly West facing rear elevations, providing ample space for lounge and dining purposes. Features include satellite television access, telephone point, entrance phone, radiator and open archway into:

## Fitted Kitchen

2.06m x 2.34m (6' 9" x 7' 8") approximately

Fitted with a range of walnut style laminate units to wall and base with brushed steel furniture and laminate stone effect roll top work surfaces over incorporating a stainless steel drainage sink with chrome monobloc tap fitting. Other benefits include brushed steel four ring gas hob, electric oven, extractor hood, freestanding microwave, fridge and separate freezer, washer and tumble dryer, tiled splash backs and laminate flooring.

## Bedroom One

3.96m (13') narrowing to 2.74m x 4.95m (9' x 16' 3") narrowing to 4.09m (13' 5") approximately  
Superbly proportioned double bedroom once again featuring oversized windows maximising natural light. Other features include radiator.

## Bedroom Two

3.25m x 2.69m (10' 8" x 8' 10") to approximately  
Well proportioned double bedroom with radiator.

## Bathroom/WC

Fitted with a white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath over which there is a chrome mains operated shower and shower curtain. Other benefits include part wall tiling with decorative border, extractor to ceiling and chrome ladder radiator.

## Externally

To the front of the development there is a sizeable courtyard providing excellent space for both residents and their guests.

## Agents Note

Fees may apply