The Esplanade

Ashbrooke
Sunderland
SR2 7BQ

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The Esplanade

£240,000

INTRODUCTION
STUNNING 3 DOUBLE BED DUPLEX APARTMENT - LOCATED ON UPPER & LOWER GROUND FLOORS - EN SUITE TO MASTER BEDROOM- FABULOUS LARGE DINING KITCHEN WITH ISLAND - GORGEOUS LARGE PERIOD LOUNGE - BEAUTIFUL PERIOD FIREPLACE, BOOKCASE WALL & WINDOWS - PARKING + VISITOR PARKING BEHIND SECURITY GATES - SENSIBLE SERVICE CHARGES - ONE OF THE FINEST APARTMENTS IN THE CITY ...

COMMUNAL ENTRANCE HALL
Situated on the historic and grade 2 listed Esplanade, the property is accessed via electric gates to the front and into a shared entrance hall with 6 apartments in total. The subject property is accessed via an upper ground floor level directly into the dining kitchen room.

DINING KITCHEN
Lovely large open space with laminate wood-effect flooring, 2 large electric radiators, 2 large sash windows with views over the rear courtyard. Stylish kitchen in a white finish with white quartz work surfaces and matching upstands. Belfast style sink with Monobloc tap, integrated dishwasher, integrated washing machine, integrated oven, integrated microwave, pull out larder cupboard and space for American style fridge/freezer. Central to the room is a beautiful breakfast bar island with overhang suitable for multiple bar stools, with a 4 ring NEFF ceramic hob, drawer unit beneath and storage cabinets. Ample space additional dining table and chairs, staircase leading down to the lower floor (which leads to 3 bedrooms and bathroom) glazed door leading to the lounge.

LOUNGE
Measurements taken at widest points. This is a lovely beautiful formal lounge.
Laminate wood-effect flooring continued from the dining kitchen area, 2 large electric radiators providing heat to the space, beautiful fireplace in a marble finish built into a tiled hearth with electric style log burning style stove. Fitted bespoke bookshelves with storage beneath to one wall for a stunning effect and 2 gorgeous front facing sash windows with views over greenery and some city scape. This is a lovely room by any standards and one can not fail to be impressed.

LOWER GROUND LEVEL- INTERNAL HALLWAY
Electric radiator, built in storage cupboard, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

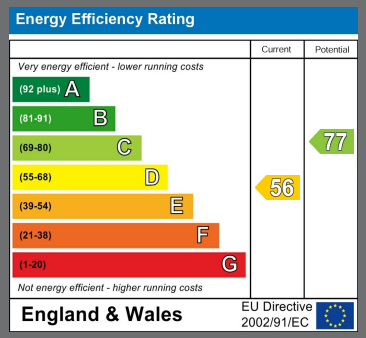
BATHROOM
Tiled flooring, tiled walls, window with opaque glass, bath with panel, glass shower screen over and shower fed from main hot water system with separate chrome bath taps, toilet with low level cistern, sink with single pedestal and chrome tap. Towel heater style radiator, extractor fan.

BEDROOM 1
Measurements taken at widest points. This is a large double bedroom.
Carpet flooring, electric radiator, 3 wooden framed single-glazed windows providing additional light into space. Door leading off to separate shower room.

SHOWER ROOM
A lovely shower room. Recently renovated and leading off the master bedroom.
Laminate wood-effect flooring, towel heater style radiator in gold effect finish, double shower cubicle with sliding glass doors and gold effect handles, modern shower fitting in a gold effect finish with fixed overhead shower and separate hand held shower. Stylish sink with gold effect taps and waste built into a drawer unit beneath, toilet with low level cistern. The walls are finished in stylish uPVC cladding and illuminated mirror for a lovely finishing touch.

Local Authority
Sunderland

Council Tax Band
D



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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