



**40 Neville Court**  
Marlborough Park  
Sulgrave  
NE37 3DY

**£400 pcm**

One Bedroom  
Upper Flat  
Gas Central Heating  
Available Early March 2025!  
Communal Gardens





Safe and Secure welcome to the rental market this one bedroom upper floor flat in Neville Court, Marlborough Park, the property is available early March 2025 on an unfurnished basis. Situated within the Marlborough Park complex the property offers access to all local amenities and public transport links.

The property briefly comprises of: an entrance hall, lounge, kitchen, master bedroom and bathroom.

If you are interested please give us a call on 0191 385 4477.

#### **ENTRANCE HALL**

Entrance door, stairs down to flat, storage cupboard, radiator.

#### **LOUNGE**

14' 5" x 10' 5" (4.41 m x 3.18m) Window to front, balcony and radiator.

#### **KITCHEN**

10' 5" x 7' 3" (3.18m x 2.21 m) Fitted with a range of wall and base units with co-ordinating work surfaces over, single sink and drainer unit, integrated electric oven and gas hob, combination boiler, balcony, radiator, window and door to rear.

#### **BEDROOM 1**

10' 10" x 13' 6" (3.31 m x 4.12m) Double glazed window to rear and radiator.

### **BEDROOM 1**

White three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC, extractor fan and radiator.

### **COMMUNAL GARDENS**

**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Sunderland City Council

A

TBC

**Houghton Le Spring**

24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**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.