



### 1 bed studio flat to buy in SR1

Borough Road, Sunderland, Tyne and Wear, SR1 1HR

**£10,000** Starting Bid

🏠 x1 🚗 x1 🚲 x1

Tenure

**Leasehold**

Off Street parking

### Property features

- ✓ First Floor
- ✓ Studio Apartment
- ✓ City Centre
- ✓ Tenant In Situ paying £500pcm
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Arrange a viewing

Beth Curtis  
Sales Negotiator  
Sunderland

0191 5143929  
sunderland@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

TO BE SOLD VIA ONLINE AUCTION. FEES APPLY.

Proudly presenting to the market, this splendid studio flat, ideally located in the heart of Sunderland. The property is an excellent acquisition for a range of buyers looking to get onto the property ladder or for those seeking a buy-to-let investment. It embodies a perfect blend of functionality and comfort.

This ResidentialSale property features a well-proportioned open living space that encapsulates a bedroom area along with reception space for relaxation after a long day. The seamless layout ensures a fluid transition from the sleeping quarters to the living area, creating a spacious and airy ambiance.

Boasting tastefully neutral decor and star-notch finishes, this property provides an excellent setting to infuse your personal style. The modern bathroom is sleek with contemporary fittings, offering an intimate retreat for your daily routines.

With a location in Sunderland, this property provides urban living at its finest, being close to convenience shops, parks, recreational spaces, and public transport links. Whether you're a first-time buyer or a real estate investor, this is an opportunity you would not want to miss.

Take full advantage of the chance to own this fantastic studio flat that offers a distinctive charm and a comfortable lifestyle. Call us today at Pattinson Estate Agents to schedule a viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 244

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £2,171.00

Price: Starting Bid £10,000

Property Type: Studio flat

Parking: Off Street

Heating: Electric

## Front Exterior



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## Lounge/Bedroom



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## Bathroom





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Borough Road, Sunderland, Tyne and Wear, SR1 1HR

Contact your local branch today for more information on this property:

**51 Fawcett Street, Sunderland, South Tyneside, Tyne & Wear, SR1 1RS, Tel: 0191 5143929,  
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