

1 bed penthouse to buy in SR1

27 Fawcett Street, Sunderland, Tyne and Wear, SR1 1RE

£129,950

x 1 x 2 x 1

Tenure

Leasehold

On Street parking

Property features

- City centre Penthouse apartment
- Private city centre parking
- Immaculately presented
- Superb investment opportunity
- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to present this high-specification one-bedroom penthouse apartment with a mezzanine, located within the iconic Athenaeum Building, in Sunderland city centre.

Combining 19th-century elegance with a modern multi-level layout, this property is a standout choice for both owner-occupiers and strategic investors.

Importantly, the property comes with its own private car parking space included in the sale and with separate deeds—an incredibly rare asset for a city centre apartment.

Unrivalled Investment Opportunity

Situated in the heart of the SR1 regeneration zone, this duplex offers diverse income streams and high capital growth potential:

Short-Term & Holiday Lets: With a prime city-centre location, this property is perfectly positioned for the lucrative Airbnb and serviced accommodation market.

Professional apartments in the building currently attract strong daily rates, particularly during events at the Stadium of Light and the Sunderland Empire Theatre.

Professional Letting: The "High-Standard" finish and dual-bathroom configuration (family bathroom plus en-suite) make this highly desirable for young professionals.

Similar city-centre units are achieving impressive rental yields .

High Yield Market: The North East continues to perform very well within the the UK in gross rental yields, with Sunderland's city core consistently outperforming the national average.

Gateway to the Region & Beyond

One of the apartment's strongest assets is its immediate proximity to Sunderland Central Station (a 2-minute walk), providing affordable and efficient travel options:

Regional Connectivity: The Tyne & Wear Metro offers frequent, low-cost travel to Newcastle City Centre (approx. 25 mins), Gateshead, and the coast.

National Rail Links: Direct rail services connect you to London King's Cross in approximately 3 hours and 30 minutes, as well as regular services to York and Middlesbrough.

Future Growth: The ongoing Riverside Sunderland regeneration project is set to further enhance local infrastructure and property values.

Accommodation Briefly Comprises:

Lower Floor: High-end open-plan lounge, modern kitchen, and contemporary family bathroom.

Mezzanine Floor: Spacious master bedroom featuring its own private en-suite shower room.

Exterior: Private allocated car parking space with separate deeds.

Building Features:

Grand communal entrance with secure entry, lift access, and historic architectural details throughout.

Early viewing is highly recommended.

Contact our Sunderland branch today to discuss the investment potential or to arrange a viewing.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 101

Ground Rent Review Period: tbc

Annual Service Charge Amount: £2,591.00

Service Charge Review Period: year

Price: £129,950

Property Type: Penthouse

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room



Kitchen

Dining Room



Mezzanine



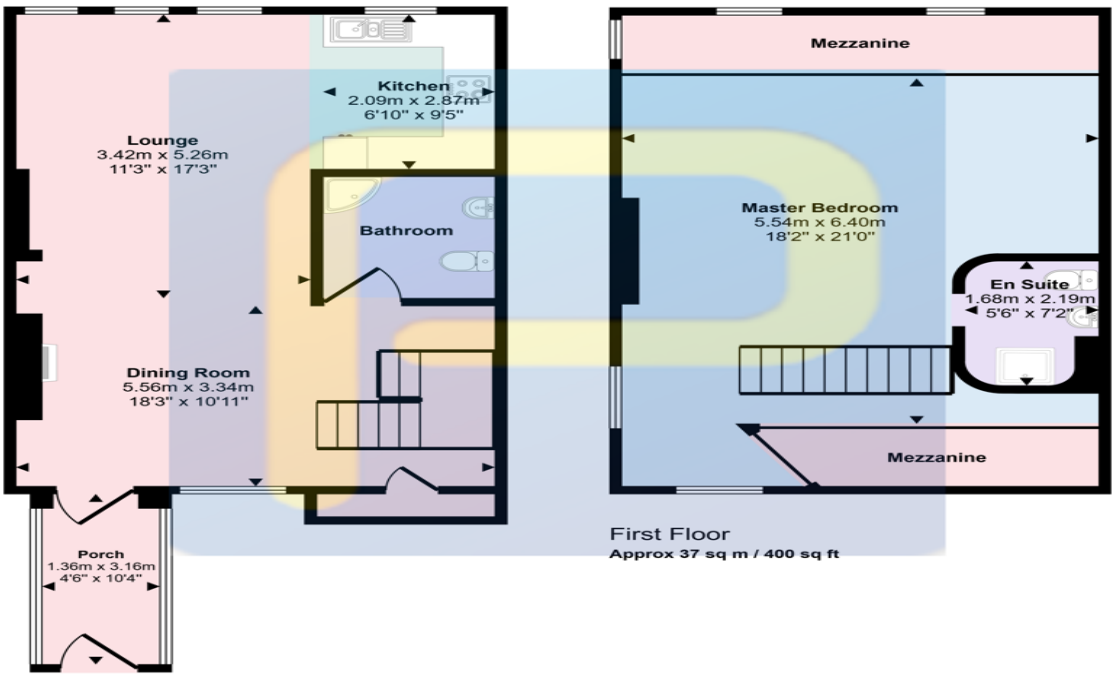
Bathroom



en suite



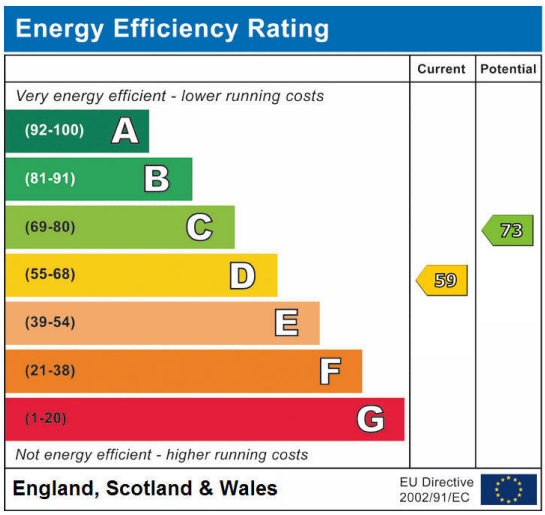
Approx Gross Internal Area
92 sq m / 989 sq ft



First Floor
Approx 37 sq m / 400 sq ft

Ground Floor
Approx 55 sq m / 589 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

51 Fawcett Street, Sunderland, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk

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