



## 1 bed penthouse to buy in SR1

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

# £135,995

 x1  x2  x1

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

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- ✓ 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:** £135,995

**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



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## Kitchen

## Dining Room



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## Mezzanine



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## Bathroom

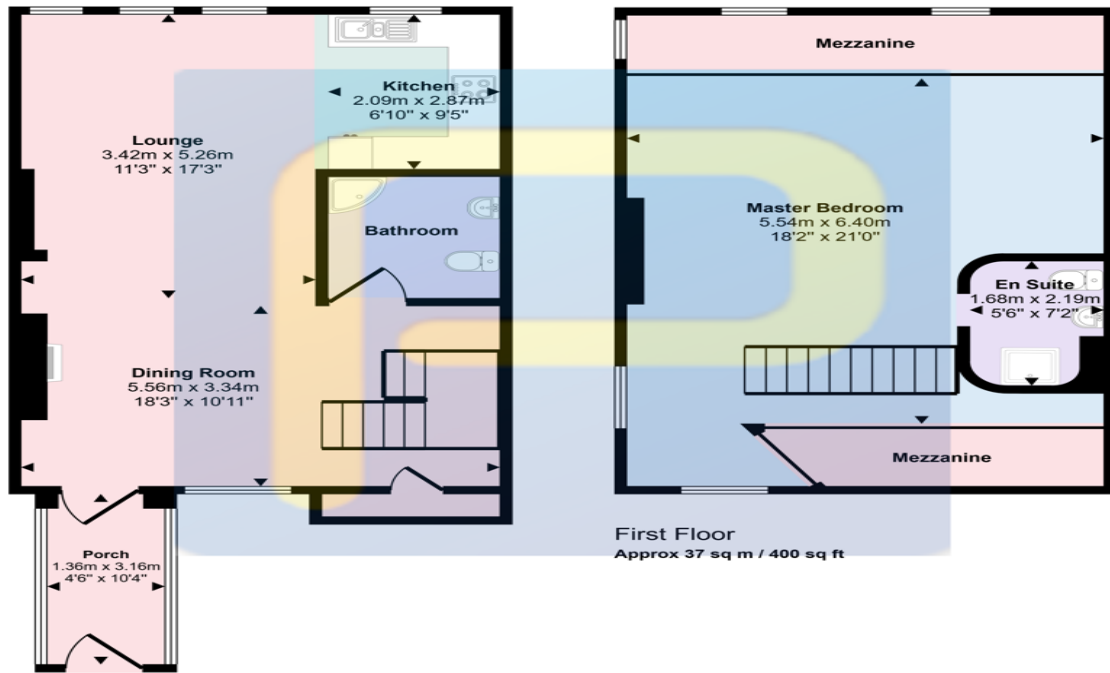


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## en suite



Approx Gross Internal Area  
92 sq m / 989 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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

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