



### 1 bed flat to buy in SR1

Upper Walworth Way, Sunderland, Tyne and Wear, SR1 3EQ

**£38,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Permit Parking parking

### Property features

- ✓ Prime city centre location
- ✓ 1 bedroom apartment
- ✓ 17th Floor with stunning views
- ✓ Ideal for first time buyers and Investors
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ 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 Auction are delighted to welcome to the market this fantastic one-bedroom apartment. It is located on the 17th floor in the heart of Sunderland City Centre.

The property features stunning elevated views across the city skyline. It offers an excellent turnkey opportunity for buy-to-let investors, first-time buyers, and students alike.

The property is currently tenanted at £500 PCM. The tenant is scheduled to vacate in August 2026. This provides immediate rental income with the flexibility for owner-occupancy or rent optimization later this year.

### Location Benefits

Shopping: Right next to The Bridges Shopping Centre.

Amenities: Steps from local cafes, restaurants, bars, and eateries.

Leisure: Walkable distance to the Empire Theatre and cinema.

Education: Ideal for the University of Sunderland and Sunderland College.

Transport: A stone's throw from Sunderland Metro and bus station.

Road Links: Easy access to major regional commuter routes.

### Accommodation

Entrance: Secure communal entrance system with intercom.

Hallway: Central hallway featuring a convenient storage cupboard.

Lounge / Diner: Spacious open-plan living area with large windows showcasing panoramic city views.

Kitchen: Functional fitted kitchen space.

Bedroom: Generous double bedroom equipped with a built-in wardrobe.

Bathroom: Modern three-piece shower room.

Heating: Double glazing and electric heating installed throughout.

Please contact our Sunderland team for further details

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 86

Annual Ground Rent Amount: £90.00

Annual Service Charge Amount: £1,740.00

Price: Starting Bid £38,000

Property Type: Flat

Parking: Permit Parking

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



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>		
(55-68) <b>D</b>	59	67
(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	

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

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sunderland@pattinson.co.uk, www.pattinson.co.uk**

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