

2 bed apartment to buy in SR2

Gray Road, Sunderland, Tyne and Wear, SR2 8JE

£70,000 Starting Bid

x 2 x 2 x 1

Tenure

Leasehold

Allocated parking

Property features

- Perfect Investment Opportunity
- Tenant In Situ - Achieving £700
- Spacious Apartment
- Two Double Bedrooms
- EPC Rating C

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

TOP FLOOR APARTMENTTWO BEDROOMS**MODERN LIVING AREA**SECURE ENTRY SYSTEM**ALLOCATED PARKING BAY**TENANT IN SITU**ACHEIVING £700 PCM**

Pattinson Estate agents are excited to welcome to the market this impressive investment opportunity, located in the popular location of Gray Road, Sunderland, which boasts two bedrooms. Perfectly positioned within easy access of local shops and other amenities, great public transport and major road links via the A19. Also within walking distance to Ashbrooke School and Sunderland City Centre, as well as being a short commute to Hendon Beach, Sunderland University and Royal Hospital.

This well presented apartment offers spacious and stylish accommodation throughout and briefly comprises:- Secure entry system providing access to the building, apartment entrance hallway, an open plan lounge/kitchen area, two well proportioned bedrooms, one of which has an en-suite and a modern three piece bathroom. Externally, the property benefits from an allocated parking space, in addition to a number of visitor parking bays.

Early viewing is highly recommended to fully appreciate this investment opportunity . Please contact us to arrange your viewing.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 102

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £1,250.00

Price: Starting Bid £70,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

Building Entrance

The building entrance benefits from a secure entry system and stairs to each floor.

Apartment Entrance

The apartment entrance leading to the hallway, which gives access to lounge, both bedrooms and the family bathroom

Lounge

5.40m x 3.46m (17'8" x 11'4")

Spacious lounge area with carpet flooring, two radiators, and a double glazed front aspect window The lounge also gives open flow access to the kitchen.



Kitchen

1.89m x 3.44m (6'2" x 11'3")

Modern kitchen benefiting from a range of upper and lower units with contrasting worksurfaces with matching up-stands, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a gas hob, complete with carpet flooring.



Principal Bedroom

3.71m x 2.98m (12'2" x 9'9")

Double bedroom with en-suite, carpet flooring, radiator and a double glazed window.



En-suite

1.69m x 1.73m (5'6" x 5'8")

Convenient en-suite a shower cubicle, hand wash basin and WC. Vinyl flooring, tiled splash back and a radiator.



Bedroom Two

2.77m x 2.27m (9'1" x 7'5")

Double bedroom with carpet flooring, radiator and a double glazed window.



Bathroom

1.72m x 2.11m (5'7" x 6'11")

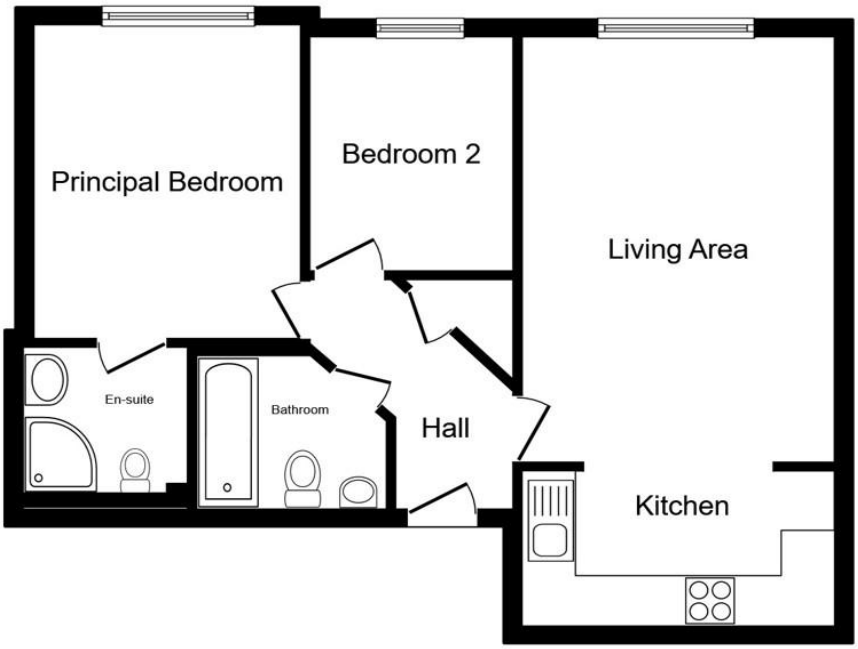
Three piece bathroom benefiting from a paneled bath, hand wash basin and W.C. Vinyl flooring, partly tiled walls and a radiator.



External

Externally there is an allocated parking bay and numerous 'visitor parking' bays.

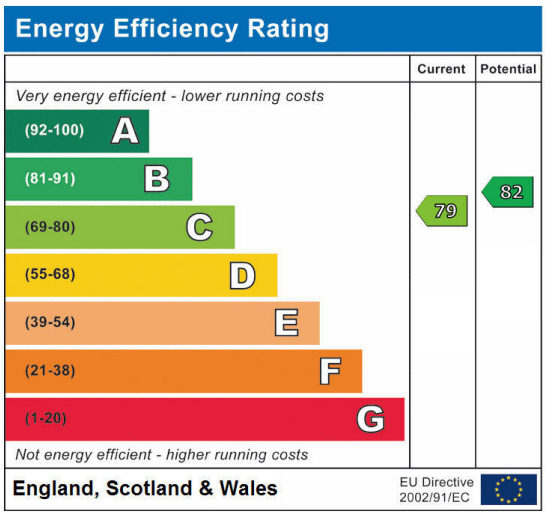




Floor Plan

Total floor area: 56.2 sq.m. (605 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Gray Road, Sunderland, Tyne and Wear, SR2 8JE

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.