



Station Apartments, Sunderland

£150,000



Tenure: Leasehold

HUNTERS[®]
HERE TO GET *you* THERE

Station Apartments, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * ONE BEDROOM APARTMENT * OPEN PLAN LIVING AREA * SR6 * SECURE COMMUNAL ENTRANCE * CLOSE TO AMENITIES AND TRANSPORT LINKS * EPC RATING - C *

Hunters welcome to the market this immaculate second floor apartment in a great location just a short walk from the beautiful coastline, local shops, bars, restaurants and excellent transport links.

The property has one bedroom, a bathroom with walk in shower, storage cupboard space and an open plan kitchen/living space.

Presented to a high standard throughout giving a light and spacious feel that can't fail to impress on internal inspection.

Entry is gained by way of a secure entrance system together with stairs and lift to all floors.

Viewing comes highly recommended !





Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Approximate total area⁽¹⁾
409.29 ft²
38.02 m²

Hallway
11'7" x 3'6"
3.55 x 1.09 m

Bathroom
6'8" x 4'10"
2.04 x 1.49 m

Bedroom
12'2" x 9'0"
3.72 x 2.74 m

Kitchen / Living Area
23'2" x 9'8"
7.08 x 2.96 m

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

11b Sea Road, Fulwell, Sunderland, SR6 9BP

Tel: 0191 594 7788 Email:

sunderland@hunters.com <https://www.hunters.com>



HUNTERS
HERE TO GET *you* THERE