

Lot 201

64 River View, Low Street, Sunderland, Tyne and Wear, SR1 2AT

- **Long leasehold purpose built self-contained flat**
- **Penthouse over sixth & seventh floors with lift access**
- **Views over the Riverside**
- **Investment (Rent reserved £9,000 pa)**

Location:

The property is situated on River View, almost adjacent to the River Wear. A comprehensive range of shops, bars and restaurants are available within Sunderland City Centre along with The University of Sunderland and Sunderland Royal Hospital to the west. Public transport links are available at Sunderland Rail Station along with a network of local bus services serving the surrounding areas. The property is served by road links including the A1018, A690 and the A1231. Recreational pursuits are available at Barnes Park located to the south west.

Accommodation:

Seventh floor: One bedroom with en-suite shower room/WC, office

Sixth floor: Two bedrooms, reception room, dining room, kitchen, bathroom/WC

Outside: Front and rear balcony, parking space

EPC rating: C

Council Tax Band: C

Tenancy:

The property is let on a periodic tenancy from 17th July 2015 at a rent of £750 per calendar month.

Rent reserved:

£9,000 per annum



All enquiries Ref: Kristian Georgiou

Lease:

Held on a long lease for a term of 125 from 1st January 2004 (Thus having approximately 105 years remaining) at a ground rent of £317.71 per annum

Vendors Note:

The development has cladding to the upper floors which we understand does not meet current standard under The Building Safety Act 2022. Remedial works will be required and part of the cost of this may be charged back to the Leaseholders although correspondence has been received from the Department for Levelling Up, Housing and Communities that an application to the building Safety Fund has been successful. A copy of the correspondence is included within the Legal Pack and interested parties should satisfy themselves as to the position. We understand the property is suitable for cash buyers only.