

**Lot 275**



**12F Claremont Terrace, Sunderland,  
Tyne and Wear, SR2 7LB**

**Upon  
Instruction of**  **Countrywide**  
integrated solutions local expertise



All enquiries Ref: Emma Hughes



### ■ Leasehold top floor flat

#### **Location:**

The property is located on Clarence Terrace. A comprehensive range of shops, bars and restaurants are available within Sunderland City Centre. Public transport links are available at Sunderland Train Station and Park Lane Metro Station along with a network of local bus services serving the surrounding areas. The property is served by road links including the A690 to the north west and A183 to the north. Recreational pursuits can be found at Riverside Park to the north and Backhouse Park to the south east.

#### **Accommodation:**

Three bedrooms, reception room, kitchen, bathroom/wc

#### **EPC Rating:** D

#### **Council Tax Band:** A

#### **Lease:**

Held on a lease for a term of 125 years from 01/01/2007.

#### **To view:**

Strictly by arrangement with the auctioneers.