



## Helena House, Albert Court, Sunderland

**Offers in the Region Of £95,000**

**2 DOUBLE BEDROOM WITH EN SUITE + SEPARATE BATHROOM**

**3RD FLOOR WITH ELEVATED VIEWS TOWARD DURHAM ROAD**

**SOUGHT AFTER DEVELOPMENT WITH SECURE GATE ACCESS & PARKING**

**LARGER STYLE APARTMENT WITH LARGER LIVING ROOM & KITCHEN**

**EPC RATING C**

**CLOSE (WALKING DISTANCE) TO CITY CENTRE MAY ALSO BE OF INTEREST TO BUY TO LET INVESTORS**

THIS IS THE LARGER STYLE 2 DOUBLE BEDROOM PLUS EN SUITE 3RD FLOOR APARTMENT ON THIS SOUGHT AFTER DEVELOPMENT - ALSO HAS LARGER LOUNGE & DINING KITCHEN - EN SUITE + SEPARATE BATHROOM - PARKING VIA REMOTE GATES - TERRIFIC LOCATION WALKING DISTANCE TO CITY CENTRE, UNIVERSITY, METRO - BUY TO LET POTENTIAL £700pcm. Good Life Homes are delighted to bring to the market one of the larger style 2 double bedroom apartments within the development. Not to be confused with the majority of the apartments within the development, this larger style offers considerable additional space with 2 full double bedrooms, an en-suite leading off the master bedroom, a separate bathroom and a very large lounge with larger dining/kitchen leading off. The additional space offers comfortable living and is perfect for permanent living but is also popular with sharers because of the extra space, double bedrooms and two bathrooms. This also makes them a good buy to let option and rental potential for this style of apartment have increased to £700pcm more recently with greater potential for rises in the future anticipated due to such strong demand for this development due to its quality and central location being just a few minutes from the city centre, university and university metro. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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## ACCOMMODATION

### INTRODUCTION

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### ENTRANCE HALL

Laminate wood-effect flooring, radiator, 4 doors leading off, 1 to lounge, 1 to bathroom and 1 to bedroom 1 and 1 to bedroom 2. Built-in cupboard provides storage and also houses the central heating boiler system.

### BATHROOM 7' 2" x 6' 1" (2.18m x 1.85m)

Carpet flooring, radiator, white sink with single pedestal and chrome taps, white toilet with low level cistern, white bath with chrome taps and wood-effect panel, electric shaving point, extractor fan.

### BEDROOM 2 14' 10" x 9' 3" (4.52m x 2.82m)

Carpet flooring, radiator, wooden-framed double-glazed windows with elevated views. This is a large double bedroom.

### BEDROOM 1 14' 9" x 9' 10" (4.49m x 2.99m)

Measurements take at widest points. Carpet flooring, radiator, wooden-framed double-glazed window with elevated views. Door leading off to en suite.

### EN SUITE 6' 0" x 5' 4" (1.83m x 1.62m)

Tiled flooring, radiator, toilet with low level cistern, white sink with single pedestal and chrome taps, electric shaving point, shower cubicle with pivot door and shower fed from the main hot water system. The area around the shower is finished in a ceramic tile. Extractor fan.

### LOUNGE 18' 7" x 13' 0" (5.66m x 3.96m)

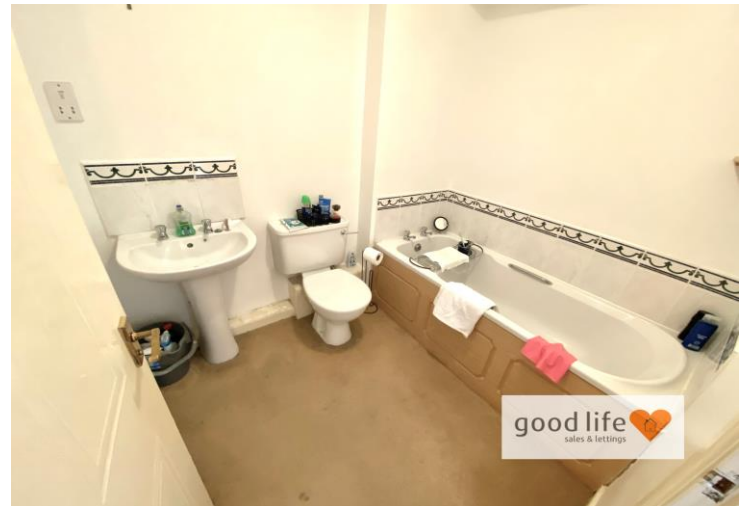
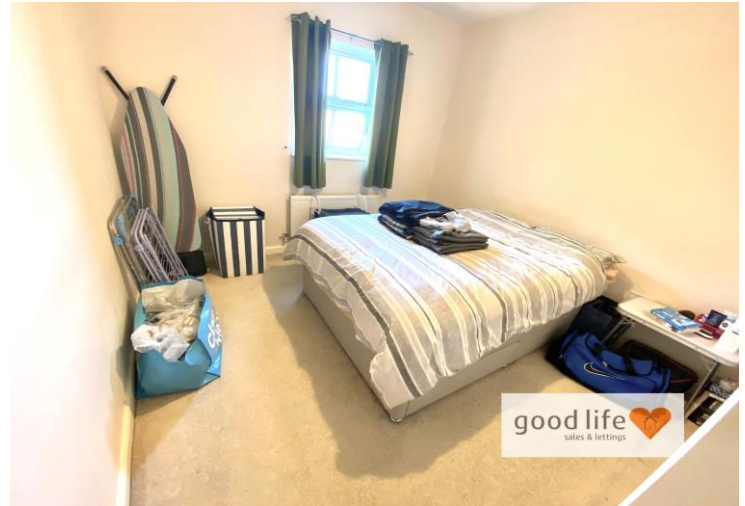
A very large lounge which has a lovely bay window with wooden-framed double-glazed units and views. Double and single radiator, decorative fire surround with electric fire insert. Door leading off to entrance hall, door leading to kitchen.




### KITCHEN 11' 0" x 9' 6" (3.35m x 2.89m)

Tiled flooring, radiator, wooden-framed double-glazed window with elevated views. Fitted kitchen with a range of wall and floor units in a blue finish with contrasting laminate wood-effect work surfaces. Integrated electric oven, 4 ring gas hob and integrated extractor, integrated washing machine, space for tall fridge/freezer, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space for kitchen table and chairs.





| Energy Efficiency Rating                    |          | Current   | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs |          |   |           |
| (92-100)                                    | <b>A</b> |   |           |
| (81-91)                                     | <b>B</b> |   |           |
| (69-80)                                     | <b>C</b> | 77  | 79        |
| (55-68)                                     | <b>D</b> |   |           |
| (39-54)                                     | <b>E</b> |   |           |
| (21-38)                                     | <b>F</b> |   |           |
| (1-20)                                      | <b>G</b> |   |           |
| Not energy efficient - higher running costs |          |   |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC  |           |

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.