



Brookside Lodge, Brookside Terrace, Ashbrooke,

£70,000

NEWLY REFURBISHED ONE DOUBLE BEDROOM FLAT

CENTRAL ASHBROOKE WALKING DISTANCE TO CITY & METRO

LOW SERVICE CHARGES ONLY £50pm

EPC RATING D

OWNER WILL OWN SHARE IN FREEHOLD BUT FLAT IS LEASEHOLD TO ACCOMMODATE MTG LENDING ETC

PARKING AND PRIVATE SHARED GARDEN TO REAR

NEWLY REFURBISHED ONE DOUBLE BEDROOM FLAT - CENTRAL ASHBROOKE WALKING DISTANCE TO CITY & METRO - LOW SERVICE CHARGES ONLY £50pm - OWNER WILL OWN SHARE IN FREEHOLD BUT FLAT IS LEASEHOLD TO ACCOMMODATE MTG LENDING ETC - PARKING AND PRIVATE SHARED GARDEN TO REAR - UNBELIEVABLE VALUE - PERFECT FOR FTB/SECOND HOME PIED A TERRE/ BTL INVESTORS - RENTAL INCOME POTENTIAL £550pcm FOR A GROSS YIELD OF 9.42%pa ... Good Life Homes are delighted to be marketing a terrific "ready to go" opportunity if you're looking for a ready to move into low cost home in a great area or a base in Sunderland. It would also be a great Buy to Let investment with a strong gross yield over 9%pa and a rental expectation around £550pcm being in an area of high tenant demand. The current owner has recently completed a full face-lift which presents as a modern stylish home and briefly comprises; security entrance to small block, stairs to 3rd floor, entrance door, entrance hall, double bedroom and built-in wardrobe, bathroom with shower over bath, lovely spacious lounge/dining room with good size windows allowing lots of light into the room, modern kitchen with appliances, parking to rear plus shared well maintained private garden. The ground on which this small block of apartments sits is freehold which is shared between the owners of each flat and each flat is leasehold which helps with block insurance and mortgage lending compliance. The monthly service charge is only £50pm which contributes toward building insurance and garden maintenance which is a terrific benefit. This must be one of the best value ready to go apartments in Sunderland within one of the best residential districts in the city. 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 you won't pay us anything 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

ENTRANCE HALL

Security entry and stairs leading to second floor, 2 doors leading off to separate flats. Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window, stairs leading to rear landing, door leading off to lounge/dining room.

LOUNGE/DINING ROOM 19' 9" x 12' 5" (6.02m x 3.78m)

Carpet flooring, double radiator, 2 white uPVC double-glazed windows, virtually floor to ceiling, with rear facing views including towards the car parking area. This is a lovely size lounge with a natural area large enough to accommodate a table and chairs as can be seen in the photos. Door leading off to breakfasting kitchen.

BREAKFASTING KITCHEN 9' 6" x 8' 5" (2.89m x 2.56m)

Laminate wood-effect flooring, white uPVC double-glazed window, virtually floor to ceiling allowing lots of light into the space. Recently renovated fitted kitchen with a range of wall and floor units in a grey finish with black handles, integrated electric oven, 4 ring ceramic hob and extractor. Space and plumbing for a washing machine, space for a tall fridge/freezer, stainless steel sink with single bowl, single drainer and Monobloc tap. Space for tall fridge/freezer, separate radiator providing heat to the area. This is a lovely modern kitchen.

REAR LANDING

Folding doors leading off to large cupboard which could be utilised as a separate small home office, if necessary. Separate folding doors leading into bathroom and double bedroom.

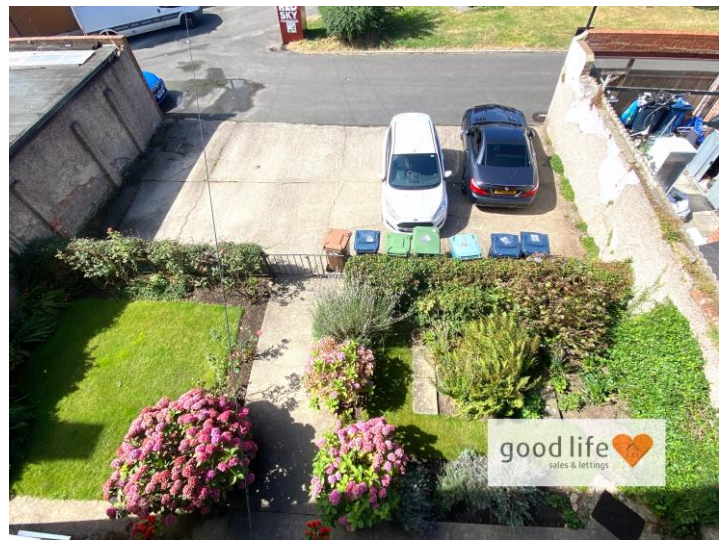
BEDROOM 1 16' 0" x 8' 10" (4.87m x 2.69m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window, large built-in cupboard providing useful storage and hanging space. This is a good size double bedroom.

BATHROOM 7' 3" x 4' 9" (2.21m x 1.45m)

Vinyl flooring, radiator, white toilet with low level cistern, white bath with panel, chrome taps and separate electric shower over and extractor fan, white sink with single pedestal and chrome taps. The area around the bath is finished in a white ceramic tile and there is also a large built-in cupboard providing useful storage and also the location of the Combi boiler.

EXTERNALLY



There is car parking for 1 vehicle plus additional on street parking to the rear also. Shared garden to the rear which is maintained as part of the service charge.

GENERAL

The property benefits from a very low service charge of £50 a month, it includes building insurance and external maintenance to garden areas. The owners of the flats own a share of the freehold to the ground via their own management company, but the flat itself is leasehold, details of which can be provided on request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	