

Leopold House
Albert Court
Sunderland
SR2 7LJ



Leopold House

£75,000

INTRODUCTION

VERY WELL PRESENTED 2 BED SECOND FLOOR FLAT - GREAT READY TO GO INVESTMENT OPPORTUNITY - CURRENT TENANT IN OCCUPATION WHO WOULD PREFER TO STAY - CURRENT RENT £575pcm WITH OPPORTUNITY TO INCREASE TO £650pcm - SOLD WITH GAS & ELECTRIC CERTS - PERFECT LOCATION CLOSE TO METRO, UNIVERSITY & CITY CENTRE...

ENTRANCE HALL

Laminate wood-effect flooring, radiator. Doors leading off to, lounge, 2 bedrooms, bathroom, kitchen and boiler cupboard.

LOUNGE

Lovely size that would accommodate most arrangements of furniture.

Laminate wood-effect flooring, radiator, wooden framed double-glazed window facing inwards towards the centre of the development.

KITCHEN

Vinyl flooring, wooden framed double-glazed window with pleasant views, fitted kitchen with a range of wall and floor units in a light wood-effect finish with complementary laminate wood-effect work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Washing machine, double fridge/freezer, integrated electric oven, 4 ring gas hob and integrated extractor. The appliances come with the apartment.

BEDROOM 1

Laminate wood-effect flooring, radiator, white uPVC double-glazed Juliet style balcony with sliding doors and lovely views over the central garden area of the development. Fitted wardrobes providing a good degree of storage and hanging space with matching bedside cabinets and drawers. This is a good size bedroom.

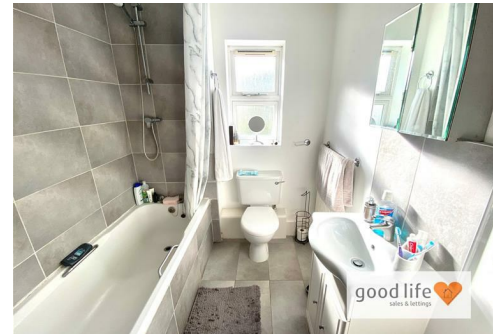
BEDROOM 2

Laminate wood-effect flooring, radiator, 2 wooden framed double-glazed windows, side and rear facing. Fitted wardrobes with sliding mirrored doors providing some additional storage. This bedroom would accommodate a double bed but would be more appropriate as a decent size single.

Local Authority

Council Tax Band C

EPC Rating



Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk