

Edward House  
Albert Court  
Sunderland  
SR2 7LQ



good life   
sales & lettings

# Edward House

£85,000

## INTRODUCTION

FIRST FLOOR WELL PRESENTED 2 BEDROOM APARTMENT - POPULAR ROYAL COURTS DEVELOPMENT - CLOSE TO UNIVERSITY, METRO, CITY CENTRE - ELECTRIC GATED ACCESS FOR VEHICLES & PEDESTRIANS - PARKING SPACE PLUS VISITOR PARKING - PLEASANT OUTDOOR SEATED SPACE - ALL COMMON AREAS AND GROUNDS WELL MAINTAINED - NO CHAIN ...

## ENTRANCE HALL

Door leading into apartment. Laminate wood-effect flooring, radiator, built-in cupboard housing the Combi boiler. 5 doors leading off, 2 to bedrooms, 1 to bathroom, 1 to lounge and 1 to kitchen.

## KITCHEN

Laminate wood-effect flooring, double-glazed window, fitted kitchen with a range of wall and floor units in a light wood-effect finish with complementary laminate work surface. Integrated electric oven, 4 ring gas hob, space and plumbing for a washing machine, space for tall fridge/freezer, stainless steel sink with bowl and a half, single drainer and Monobloc tap.

## BATHROOM

Recently renovated with slate-effect laminate flooring, sink with single pedestal and chrome tap, toilet with low level cistern, double shower cubicle with sliding doors and shower fed from the main hot water system. Electric shaving point, chrome towel heater style radiator, double-glazed window with privacy glass, extractor fan. The walls are partially panelled in a uPVC cladding.

## BEDROOM 1

Double bedroom.

Carpet flooring, uPVC sliding doors leading onto Juliet balcony.

## BEDROOM 2

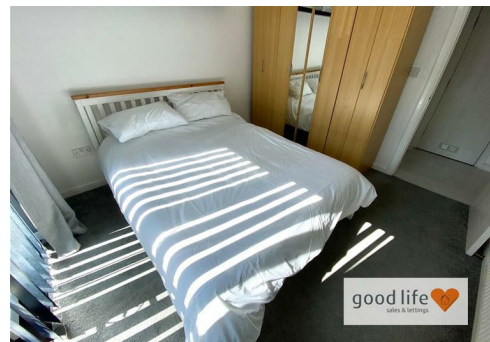
Single bedroom.

Carpet flooring, radiator, double-glazed window. Built-in cupboard providing some storage.

## LOUNGE


Large spacious lounge.

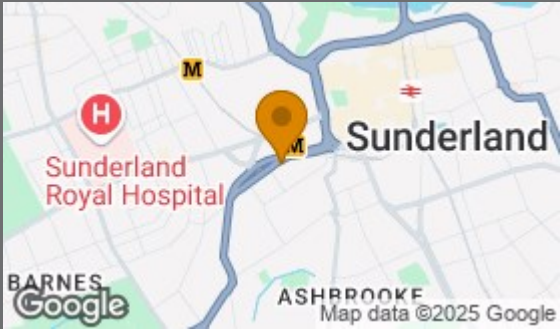
Laminate wood-effect flooring, radiator, double-glazed window with pleasant elevated views, wall mounted electric plasma style fire. The lounge is sufficiently proportioned to accommodate a range of furniture plus dining table and chairs if required.



Local Authority  
Sunderland

Council Tax Band  
C

| Energy Efficiency Rating                    |         |                                                                                       |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                             |
| Very energy efficient - lower running costs |         |                                                                                       |
| (92 plus) <b>A</b>                          |         |                                                                                       |
| (81-91) <b>B</b>                            |         |                                                                                       |
| (69-80) <b>C</b>                            |         |                                                                                       |
| (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 |         |                                                                                       |
| England & Wales                             |         |                                                                                       |
|                                             |         | EU Directive<br>2002/91/EC                                                            |
|                                             |         |  |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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