



MICHAEL HODGSON

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estate agents & chartered surveyors



FAWCETT STREET, SUNDERLAND

£95,000

This superb second floor apartment is located on Fawcett Street within The Athenaeum Building set in the heart of Sunderland City Centre offering stylish and contemporary city centre living space. The apartment forms part of an impressive conversion the apartment is set within a 19th Century historic building that was converted into six individual apartments with retail units below. The apartment provides convenient access to many shops, bars, restaurants and amenities as well as being within walking distance of Sunderland Train and Metro Station. The living accommodation briefly comprises of; Living Room, Kitchen Area, Shower Room and 2 Bedrooms. The apartment benefits from contemporary decor and will not fail to impress all who view. Viewing is highly recommended to fully appreciate the lifestyle property on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Apartment	Second Floor
2 Bedrooms	Living Room
Kitchen Area	No Chain Involved
Leasehold Council Tax Band: C	EPC Rating: D



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Living Room

26'4" max x 18'6" max

The Living Room has two windows to the front elevation with secondary glazing, laminate floor, recessed spot lighting, a useful recessed storage cupboard, telephone video door entry system, three radiators, opening to:

Kitchen Area

7'9" x 10'11"

The Kitchen has a range of floor and wall units, tile splashbacks, cupboard with wall mounted gas boiler. electric oven, electric hob, water filter, recessed spot lighting, plumbed for dishwasher

Bedroom One

12'7" x 9'3"

Front facing, single glazed sash style window with secondary glazing, radiator

Bedroom Two

9'11" x 9'11"

Skylight, recessed storage cupboards, recessed spot lightning, radiator

Shower Room

Modern white suite comprising low level wc and wash hand basin with mixer tap set on a vanity unit, walk in shower with Rainfall style shower head and an additional shower attachment, recessed spot lighting, extractor, towel radiator

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property is Leasehold for 125 years from 2003 with 104 years remaining. Any prospective purchaser should clarify this with their Solicitor. The service charge payable to 31.03.2025 was £2464.63, however, it has been advised that the current year service charge has yet to be received by the current owner from the managing agent.

M I C H A E L H O D G S O N

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