



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

estate agents & chartered surveyors



ALEXANDRA HOUSE, SUNDERLAND

£84,950

A modern first floor apartment situated within the gated development Royal Courts in Alexandra House which is within walking distance of Sunderland City Centre, Sunderland University, local amenities and the region beyond. Appealing to young professionals, first time buyers, investors and people wanting a convenient and desirable location. The flat offers contemporary living accommodation briefly comprising of; Entrance Hall, Living Room, 2 Bedrooms, Bathroom and Kitchen. Externally there are communal gardens and an allocated parking space all set within a gated development. Viewing is highly recommended to appreciate the location and property on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Flat

2 Bedrooms

Kitchen

No Chain Involved

First Floor

Living Room

Allocated Parking

EPC Rating: C



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Entrance Hall

Radiator, laminate floor, storage cupboard.

Living Room

22'3" x 11'8"

The living room has a timber framed double glazed window, radiator, laminate floor, feature fire with electric fire, telephone door entry system.

Kitchen

6'4" x 10'6"

The kitchen has a range floor and wall units, tiled splashback, electric oven, gas hob with extractor over, laminate floor, timber framed double glazed window, integrated washing machine, stainless steel sink and drainer with mixer top, laminate floor.

Bedroom 1

11'3" x 10'2"

Double glazed porch door opening to a Juliet balcony, radiator, laminate floor.

Bedroom 2

8'3" max x 10'5" max

2 timber framed double glazed windows, radiator, laminate floor, recessed wardrobe.

Bathroom

White suite comprising of a low level WC, pedestal basin with tiled splashback, bath with shower over, radiator, timber framed double glazed window.

Parking

Allocated parking space

Externally

Externally there is a gated courtyard with parking and communal gardens.

COUNCIL TAX

The Council Tax Band is Band C

TENURE

We are advised by the Vendors that the property is held on a lease for a term of 125 years from 01.06.2000. Any prospective purchaser should clarify this with their Solicitor

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