



MICHAEL HODGSON

estate agents & chartered surveyors

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EDWARD HOUSE ALBERT COURT, SUNDERLAND £77,500

This modern ground floor 2 bed apartment situated in the highly sought after Royal Courts in Edward House situated on the outskirts of Sunderland City Centre boasting an excellent location for local amenities as well as local transport links. The property briefly comprises of:- Entrance Hall, Living Room, Kitchen, 2 Bedrooms and a Bathroom. Externally there are communal gardens and an allocated parking space. Viewing is highly recommended of this property. There is NO ONWARD CHAIN INVOLVED.

Apartment
2 Bedrooms
Kitchen
Allocated Parking

Ground Floor
Living Room
No Chain Involved
EPC Rating: C



EDWARD HOUSE ALBERT COURT, SUNDERLAND

£77,500

Entrance Hall
Radiator, cupboard with wall mounted gas central heating boiler.

The Council Tax Band is Band C.

Living Room
11'9" x 15'0"
The living Room has 3 double glazed windows to the front elevation, radiator, feature fire with electric fire, telephone door entry system.

Kitchen
6'4" x 9'9"
The kitchen has a range of floor and wall units, tiled splashback, gas hob with extractor over, double glazed window, stainless steel sink and drainer with mixer tap, space for a freestanding fridge/freezer, electric oven, laminate floor.

Bedroom 1
11'2" x 10'3"
Radiator, double glazed patio door opening to a Juliet balcony, range of fitted wardrobes.

Bedroom 2
7'10" max x 10'7" max
Double glazed window, radiator, recessed wardrobe.

Bathroom
White suite comprising of a low level WC, pedestal basin, double glazed window, bath with shower over, extractor, radiator.

Parking
Allocated parking space.

Externally
Externally there are communal gardens and an allocated parking space

TENURE
We are advised by the Vendors that the property is held on a leasehold basis for 125 years from 1st June 2000. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

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

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