



MICHAEL HODGSON

estate agents & chartered surveyors

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## BAY COURT, SUNDERLAND

£245,000

We are delighted to bring to the market this immaculately presented 2 bed first floor apartment situated in the sought after development of Bay Court in South Bents on Seaburn Sea Front which offering an ideal location for walks along the sea front, beautiful beaches, amenities, bars, restaurants as well as excellent transport links. The apartment benefits from Gas Central Heating, Double Glazing, contemporary decor and briefly comprises of; Entrance Hall, Living Room, Kitchen / Breakfast Room, 2 Bedrooms, Bathroom. Externally there is an allocated parking space and communal gardens. This property must be viewed to fully appreciate the property and location on offer.

Apartment  
2 Bedrooms  
Kitchen  
Stunning Location

First Floor  
Living Room  
Bathroom  
EPC Rating: C



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### Entrance Hall

A spacious hallway having a radiator, storage cupboard, telephone door entry system, loft access. The current owners use the hallway in part as a dining area.

### Living Room

19'8" max x 12'1" max

The living room has double glazed french doors opening to a Juliet balcony, two radiators.

### Kitchen / Breakfast Room

10'8" max x 9'9" max

The kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob with extractor over, integrated fridge, freezer, dishwasher and washing machine, cupboard with wall mounted gas central heating boiler, radiator.

### Bedroom 1

14'4" x 9'10"

Double glazed window, radiator, mirror fronted fitted wardrobe.

### Bedroom 2

14'8" x 7'7"

Double glazed window, radiator, mirror fronted fitted wardrobe.

### Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, double glazed window, bath with shower over, towel radiator, storage cupboard.

### Parking / Externally

Externally there is an allocated parking space and communal garden.

### COUNCIL TAX

The Council Tax Band is Band D.

### TENURE

We are advised by the Vendors that the property is held on a leasehold basis for a term of 150 years (minus 1 day) from 1st April

2004.

The seller has also advised that the property is currently leasehold, however, Bay Court Management Company is in the process of extending the leases to a term 999 years with no ground rent payable and a share of the freehold. Further details to follow upon formal receipt.

Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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