



MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

ALBERT COURT, SUNDERLAND

£725 Per Annum

TO LET - This 2 bedroom first floor apartment is situated within the gated development Royal Court which is within walking distance of Sunderland City Centre, Sunderland University, local amenities and the region beyond. The apartment briefly comprises of; Entrance Hall, Living Room, Kitchen / Breakfast Room, 2 Bedrooms, Bathroom and En Suite. Externally there is a gated courtyard with communal garden and an allocated parking space. Viewing is highly recommended to appreciate the location on offer.

To Let
First Floor
Living Room
Bathroom & En Suite

Apartment
2 Bedrooms
Kitchen / Breakfast Room
EPC Rating: C



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

ALBERT COURT, SUNDERLAND

£725 Per Annum

Entrance Hall
Laminate floor, radiator, storage cupboard.

The Council Tax Band is Band C.

Living Room
13'1" x 18'8" to the bay
The living room has a bay window with 3 timber framed double glazed window, 2 radiators, feature fireplace, laminate floor, telephone door entry system.

Kitchen/Breakfast Room
11'1" x 9'6"
Th kitchen has a range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, timber framed double glazed window, plumbed for washer, stainless steel sink and drainer with mixer tap, laminate floor.

Bathroom
White suite comprising of a low level WC, pedestal basin with tiled splashback, bath, extractor, tiled floor, radiator

Bedroom 1
9'11" x 13'10" max
Timber framed double glazed window, range of fitted wardrobes with storage above the bed space, laminate floor, radiator

En Suite
White suite comprising of a low level WC, pedestal basin with tiled splashback, shower cubicle, extractor, radiator.

Bedroom 2
14'3" x 10'0"
Timber framed double glazed window, radiator, fitted wardrobes with dressing table and storage above, laminate floor.

Parking
Allocated parking space

Externally
Externally there are communal gardens and courtyard parking.

COUNCIL TAX

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

