

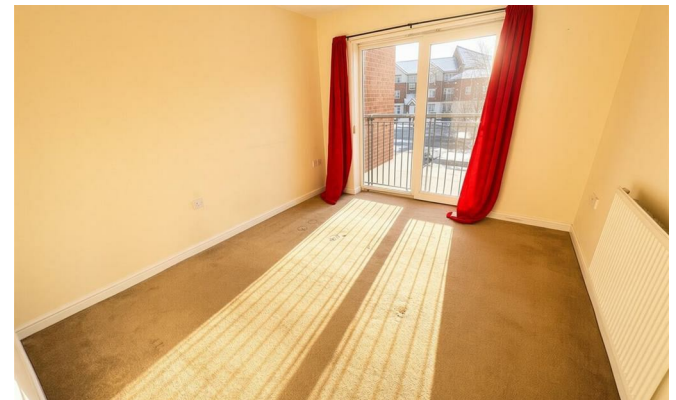


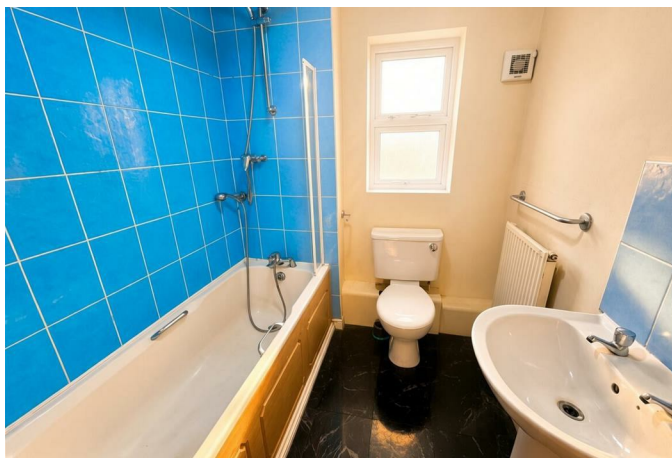
Victoria Court

, Sunderland SR2 7LG

- MODERN SECOND FLOOR APARTMENT
 - LOUNGE
- BATHROOM WITH SHOWER
 - COMMUNAL GARDENS
 - EXCELLENT LOCATION
- 2 BEDROOMS - JULIET BALCONY
- KITCHEN WITH INTEGRATED OVEN & HOB
 - ALLOCATED PARKING SPACE
 - NO ONWARD CHAIN
 - EPC RATING - B

Asking Price £85,000





FULL DESCRIPTION

Excellently located second floor modern apartment available with no onward chain.

Accessed via a communal entrance door with secure entry system leading to the apartment with internal hallway, lounge, fitted kitchen with integrated oven and hob, 2 bedrooms both having fitted wardrobes and full bathroom suite with a mains fed shower.

Externally there's an allocated parking space and communal gardens.

The property is situated in the gated Royal Courts development and is within close proximity to Sunderland University, Sunderland Royal Hospital and University Metro stop along with a range of additional local amenities. The property has good transport links to Sunderland city centre and wider road networks.

Gas central heating and UPVC double glazing.

Available with early vacant possession, viewings are recommended.

COMMUNAL ENTRANCE

Secure entry system.

INTERNAL HALLWAY

Radiator, laminate flooring, built in storage cupboard housing the wall mounted gas central heating combination boiler.

LOUNGE

15'0 x 11'8

Feature fireplace with inset electric fire, laminate flooring, coved ceiling and telephone secure entry system.

KITCHEN

6'4 x 9'9

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated stainless steel electric oven, gas hob and extractor hood. Tiled splashbacks, plumbed for automatic washing machine and laminate flooring.

BEDROOM 1

10'2 x 11'2

Radiator and French doors with Juliet balcony.

BEDROOM 2

10'6 x 8'6

Radiator and a range of fitted wardrobes.

BATHROOM

6'4 x 6'2

Close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over and glass screen, tiled splashbacks and radiator.

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

EPC.

EPC Rating - B

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/1807-5225-4540-0894-1226>

LEASEHOLD.

We have been informed that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the

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PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: C
EPC Rating: B

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

