



All enquiries Ref: Brian Grante



- Long Leasehold tenth and eleventh floor riverside duplex penthouse 3 bedroom apartment (approx. 1,564 sqft)
- River views, balcony and parking space
- Investment (Rent Reserved £15,000pa)

Location:

The property is situated on the tenth floor with River side views and on the fringes of Sunderland's vibrant city centre and accessible to Sunderland University. Transport options include local bus routes, Sunderland rail and Metro station (to London Kings Cross, Newcastle city centre and York) or road links via the A19, A194(M) and A1(M).

Accommodation (level 10-11 river facing approx. 1,564 sq ft):

Lower floor (11): Two bedrooms, bathroom/WC, ensuite shower room
Upper floor (10): Third bedroom, Reception room & kitchen, cloakroom/WC
Outside: Balcony and parking space

EPC rating: C

Council Tax Band: F

Tenancy:

The property is let on an Assured Shorthold Tenancy agreement from 11/25 at a rent of £1,250 pcm (rising to £1,300 in May 2026).

Rent reserved:

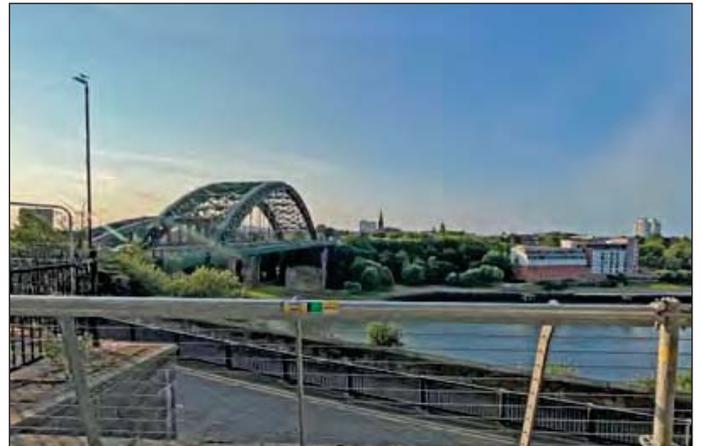
£15,000 pa (rising to £15,600).

Note:

Refer to legal pack for further lease, service charge and rental information

Lease:

Held on a long lease for a term of 125 from 1/2/04 at a ground rent of £389 per annum (rising every 25 years).



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