



, Sunderland SR2 7LL

- MODERN GROUND 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 - C

Asking Price £85,000





FULL DESCRIPTION

Excellently located ground 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, main bedroom with Juliet balcony, second bedroom with built-in storage 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 HALLWAY

Secure entry system.

INTERNAL HALLWAY

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

KITCHEN

9'8 x 6'3

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.

LOUNGE

14'11 x 11'8

Radiator.

BEDROOM 1

10'9 x 10;2

Radiator and UPVC double glazed French Doors with Juliet balcony.

BEDROOM 2

10'6 x 6'9

Radiator and built-in storage.

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 - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/3709-3527-9000-0052-4202>

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

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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.