



MICHAEL HODGSON

MICHAEL HODGSON

estate agents & chartered surveyors



ALBERT COURT, SUNDERLAND

£90,000

We welcome to the market this immaculately presented modern second floor 2 bed apartment situated in the highly sought after Royal Courts in Beatrice House situated on the outskirts of Sunderland City Centre boasting an excellent location for local amenities, shops, Sunderland University & Royal Hospital as well as local transport links. The property briefly comprises of:- Entrance Hall, Living Room, Kitchen, 2 Bedrooms and a Bathroom. Externally there is one allocated parking space set within a gated courtyard with the added benefit of a central communal garden. Viewing is highly recommended of this property.

Flat
2 Bedrooms
Kitchen
Viewing Advised

Second Floor
Living Room
Allocated Parking
EPC Rating: TBC



ALBERT COURT, SUNDERLAND

£90,000

Entrance Hall

The entrance hall has a laminate floor, radiator, cupboard with wall mounted gas central heating boiler.

Living Room

11'8" x 15'4"

The living Room has timber framed double glazed windows, radiator, feature fireplace with electric fire, coving to ceiling, laminate floor.

Kitchen

The Kitchen has a rang of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washer, space for a free standing fridge/freezer, laminate floor, electric oven, gas hob, timber framed double glazed window.

Bedroom 1

10'6" x 11'3"

Laminate floor, double glazed patio doors opening to a Juliet balcony, radiator,

Bedroom 2

10'10" max x 7'1" max

Timber framed double glazed window, radiator, mirror fronted recessed wardrobe.

Bathroom

White suite comprising low level wc, pedestal basin. tiled splashback, timber framed double glazed window, bath with shower over, radiator.

Parking & Externally

Externally there is one allocated parking space set within a gated courtyard with the added benefit of a central communal garden.

TENURE

We are advised by the Vendors that the property is held on a leasehold basis for a term of 125 years from 1st June 2000. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band

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, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

