Victoria Court, Royal Courts, Sunderland £82,500

This attractive two bedroom ground floor apartment is situated within the sought after Royal Courts Development, perfectly located for Sunderland City Centre, the University, Sunderland Royal Hospital, the A19 The Metro and excellent transport links on the doorstep. Briefly comprising, communal entrance hall, apartment entrance hall, lounge, kitchen, two bedrooms, en-suite shower room and separate bathroom. Externally there are communal gardens and allocated parking. No upward chain.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via entrance door.

Entrance Hall

Radiator and storage cupboard.

Lounge

Three double glazed sash windows, two radiators and feature fireplace. Door to kitchen.

Kitchen

Wall and base units with countertops over incorporating 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven with gas hob and good. Space for fridge freezer and wanting machine. Radiator and double glazed window.

Bedroom 1

Double glazed window and radiator. Door to en-suite.

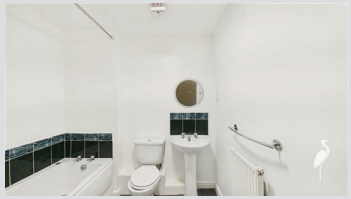
En-Suite Shower Room

Low level WC, washbasin and shower cubicle, radiator.

Bedroom 2

Double glazed window and radiator.

Bathroom



Low level WC, washbasin and bath, radiator.

Outside
Allocated parking and attractive communal gardens.

Council Tax Band
The Council Tax Band is Band C.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 1/7/2000 and the Ground Rent is £40.00 per annum.

The service charge is £1,572.00 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

MAIN ROOMS AND DIMENSIONS

Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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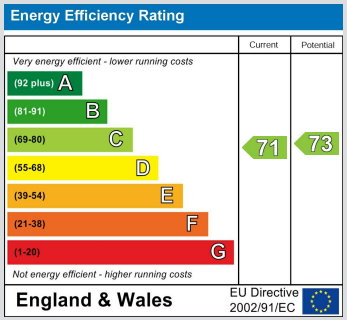
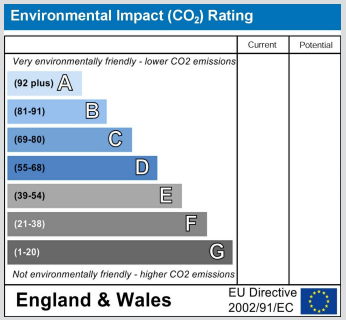
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.





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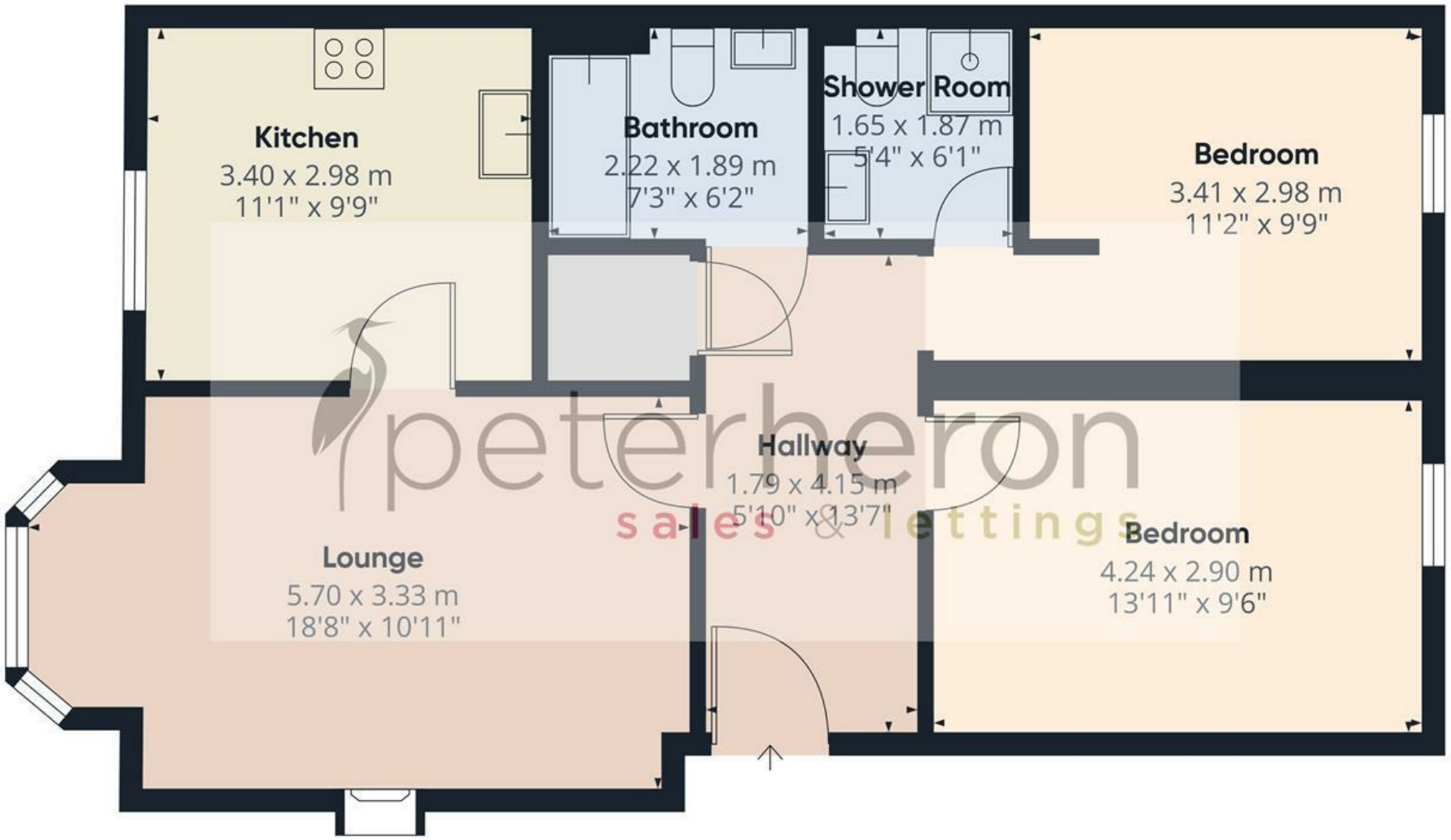

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Approximate total area(1)

67.1 m²

722 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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