

**STUART  
EDWARDS**



## Victoria Court

, Sunderland SR2 7LG

- MODERN FIRST 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 £95,000**

**Council Tax Band: C**  
**EPC Rating: B**

**FULL DESCRIPTION**

Excellently located first 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 and cupboard housing the central heating boiler.

**LOUNGE**

11'7 x 15'2

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

**KITCHEN**

1'92 x 2'97

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**

11'5 x 12'5

Range of fitted wardrobes with mirrored fronts, radiator and French doors with Juliet balcony.

**BEDROOM 2**

12'4 x 10'10

Radiator and a range of fitted wardrobes with mirrored fronts.

**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/0307-1229-0540-0823-1292>

**LEASEHOLD.**

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



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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.