



MICHAEL HODGSON

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VICTORIA COURT, SUNDERLAND £79,950

A modern ground floor apartment situated in the highly sought after Royal Courts in Alexandra House located on the outskirts of Sunderland City Centre boasting an excellent location for local amenities as well as local transport links. The property briefly comprises of:- Entrance Hall, Living Room, Kitchen, 2 Bedrooms and a Bathroom. Externally there are gated communal gardens and an allocated parking space. Viewing is highly recommended of this property. There is NO ONWARD CHAIN INVOLVED.

Apartment
2 Bedrooms
Kitchen
No Chain Involved

Ground Floor
Living Room
Allocated Parking
EPC Rating: C



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Entrance Hall

Radiator, cupboard with wall mounted gas central heating boiler.

Living Room

11'8" x 15'1"

The living room has 3 timber framed double glazed windows, radiator.

Kitchen

9'9" x 6'3"

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, gas hob with extractor over, electric oven, timber framed double glazed window.

Bathroom

White suite comprising of a low level WC, pedestal basin with tiled splashback, tiled floor, radiator, bath with shower over and tiled splashback, extractor.

Bedroom 1

10'4" x 11'3"

Radiator, double glazed patio door opening to a Juliet balcony.

Bedroom 2

10'6" max x 9'8" max

Radiator, timber framed double glazed window.

Parking

One allocated parking space.

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

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

M I C H A E L H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

