



MICHAEL HODGSON

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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: C



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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

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