



2 bed apartment to buy in SR2

Gray Road, Sunderland, Sunderland, Tyne and Wear, SR2 8HW

£65,000

 x2  x1  x1

Tenure

Leasehold

Property features

- ✓ Popular Location
- ✓ Excellent transport links
- ✓ Excellent transport links
- ✓ Tenanted Investment
- ✓ EPC Rating C

Off Street parking

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Description

Pattinson Sunderland are pleased to bring to the market this ground floor flat on Gray Road, Sunderland. This property would make a great investment, within close proximity to a range of local amenities including good local schools, shops and excellent transport links to the city of Sunderland. The property is currently tenanted and collecting £545 rent per calendar month.

The apartment briefly comprises of; Entrance hallway, Bathroom, Storage, Living room, Bedrooms and Kitchen.

High levels of interest are anticipate on this property, therefore early enquiries are recommended.

To register your interest, please contact the Sunderland Office on 01915143929.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 139

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £1,255.00

Price: £65,000

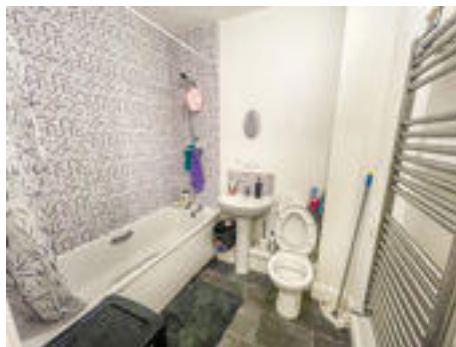
Property Type: Apartment

Parking: Off Street

Heating: Gas

Bathroom

White three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level W.C, heated towel rail,



Bedroom Two

4.23m x 2.71m (13'10" x 8'10")

Double glazed window, radiator

Bedroom One

5.42m x 2.83m (17'9" x 9'3")

Double glazed window, radiator

Kitchen

2.07m x 2.71m (6'9" x 8'10")

Fitted wall and base units with co-ordinating work surfaces, single bowl sink with drainer unit, electric cooking point with extractor hood over, plumbed for washer, double glazed window



Lounge

5.88m x 3.29m (19'3" x 10'9")

Double glazed window, television point, telephone point, radiator





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>

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