



## 1 bed apartment to buy in SR3

Shaftoe Road, Sunderland, Sunderland,  
Tyne and Wear, SR3 4EZ

# £59,999

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Upstairs Apartment
- ✓ Ideal investment opportunity
- ✓ Tenanted investment at £560pcm
- ✓ ECP C
- ✓ EPC Rating C

## Key Information

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

## Description

We are delighted to introduce this charming 1-bedroom apartment in the vibrant city of Sunderland to the Residential Sale market. An ideal property for singles, couples or investors, this compact suite offers style, functionality and a fantastic location.

Upon entering the property, you'll immediately notice its bright and welcoming reception area, complete with ample space for entertaining or simple relaxation. Leading off from the reception area is the generously sized bedroom. The bedroom also benefits from large windows, flooding the room with natural light during the day.

Adjacent to this, the modern bathroom boasts contemporary fixtures and fittings, complete with a full-sized bath and overhead shower. Ideal for both invigorating morning splashes and relaxing evening soaks.

The apartment is located in the heart of Sunderland, with the city's vast array of shops, restaurants, and cultural attractions right on your doorstep. It's also conveniently connected to the rest of the UK, with excellent public transport links nearby.

This property offers the perfect blend of city living, comfort and style, making it a fantastic option for both first-time buyers and seasoned investors alike.

Given its desirable location and excellent condition, this delightful 1-bedroom apartment in Sunderland is expected to receive significant interest. To ensure not to miss out, get in touch to arrange your viewing today.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 115

Annual Service Charge Amount: £240.00

Price: £59,999


Property Type: Apartment

Parking: Allocated

Heating: Gas

## External



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Shaftoe Road, sunderland, Sunderland, Tyne and Wear, SR3 4EZ

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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