



## 2 bed apartment to buy in SR2

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

# £65,000

x2 x1 x1

Tenure

**Leasehold**

Off Street parking

## Property features

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

## 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

## Lounge

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

Double glazed window, television point, telephone point, 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



## Bedroom One

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

Double glazed window, radiator

## Bedroom Two

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


Double glazed window, radiator

## Bathroom

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





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>	80	80
(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 	

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

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

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

