



## 1 bed apartment to buy in SR2

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

**£49,000** Starting Bid

🏠 x1 🚿 x1 🚻 x1

Tenure

**Leasehold**

## Property features

- ✓ 1 bedroom ground floor flat
- ✓ Popular location
- ✓ Vacant possession
- ✓ Ideal investment property
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to bring to the market this ground-floor flat located in Gray Court, Gray Road, Sunderland, offered for sale via our online auction.

Representing an exceptional opportunity for buy-to-let investors, downsizers, or first-time buyers, this property is situated in a highly convenient area just a short distance from Sunderland City Centre.

Properties in this specific development rarely become available on the open market, and due to the high level of anticipated interest, early enquiries and registration are strongly advised.

The property is positioned on the ground floor of the building and is accessed via a secure, locked communal entrance door that leads directly to the apartment.

The internal accommodation begins with a welcoming entrance hall that connects all primary living spaces.

This comprises a well-proportioned living room, a functional kitchen, a double bedroom, and a fitted bathroom.

The flat is being offered to the market part-furnished, making it an ideal option for those looking for a straightforward move-in or a quick turnaround for tenancy.

Externally, the development benefits from a communal car parking area providing off-street parking for residents.

The location offers excellent access to a wide range of local amenities, neighbourhood shopping, and well-respected educational facilities.

Reliable public transport links are also nearby, ensuring easy commuting across Tyne and Wear.

To find out more details about the auction process or to arrange an internal viewing, please contact our dedicated Sunderland branch team today.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 958

Annual Service Charge Amount: £940.00

Service Charge Review Period: yearly

Price: Starting Bid £49,000

Property Type: Apartment

Parking: Communal

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Living Room



## Kitchen



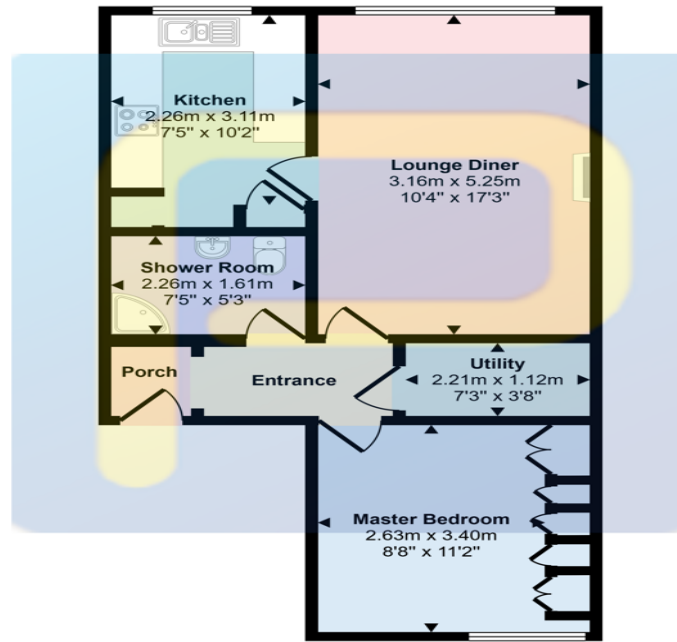
## Bedroom 1



## Bathroom



Approx Gross Internal Area  
47 sq m / 507 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>			76
(55-68) <b>D</b>		59	
(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, Tyne and Wear, SR2 8DU

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/>

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