



## 1 bed studio flat to buy in SR1

Borough Road, Sunderland, Tyne and Wear, SR1 1HR

**£19,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ To Be Sold Via Online Auction
- ✓ 1 Bedroom Ground Floor Studio Apartment
- ✓ Tenanted Investment
- ✓ Communal Gym, café and cinema room
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump

## Description

**\*\*TENANTED INVESTMENT PROPERTY FULLY MANAGED BY PATTINSON\*\***

To Be Sold Via Online Auction, Fees Apply.

Pattinson Estate agents are pleased to offer to this 1 bed fully furnished Studio apartment in Sunderland City Centre to be offered with a sitting tenant paying £500 per calendar month however has rented for as much up to £600 in the past.

Situated on the ground floor of Horizon House, this property boasts a communal Café, Gym and cinema room within the building.

This furnished studio briefly comprises of a combined living area, bedroom and Kitchenette. With a separate Shower room, which includes the w/c and wash basin.

Ideally located for city centre working or studying, with this studio being situated close to the Sunderland university campus.

It is also an ideal as a city centre base, with great bus routes and the Metro, being just a short walk away.

Please contact our Sunderland branch on 0191 5143929 or email [Sunderland@pattinson.co.uk](mailto:Sunderland@pattinson.co.uk) to discuss or arrange a viewing

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 245

Annual Ground Rent Amount: £150.00

Ground Rent Review Period: PER YEAR

Annual Service Charge Amount: £550.00

Service Charge Review Period: PER QUARTER

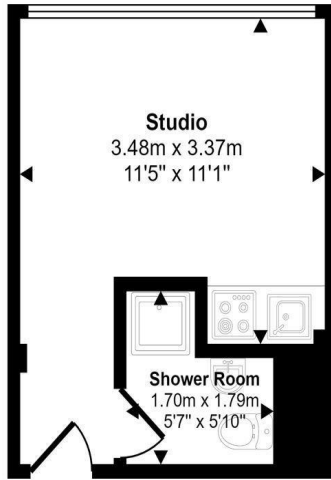
Price: Starting Bid £19,000

Property Type: Studio flat

Parking: None


Heating: Air Source Heat Pump

Approx Gross Internal Area  
15 sq m / 165 sq ft



Studio

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>			
(55-68) <b>D</b>		68	68
(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 	

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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