



M I C H A E L H O D G S O N

estate agents & chartered surveyors



ALBERT COURT, SUNDERLAND

Offers Over £85,000

A generous and deceptively spacious modern first floor apartment situated within the gated development Royal Court which is within walking distance of Sunderland City Centre, Sunderland University, local amenities and the region beyond. Appealing to young professionals, first time buyers, investors and people wanting a convenient and desirable location the apartment offers contemporary living accommodation briefly comprising of; Entrance Hall, Living Room, 2 Bedrooms, Bathroom and Kitchen / Dining Room. Externally there are communal gardens and an allocated parking space all set within a gated development. Viewing is highly recommended to appreciate the location and apartment on offer. There is NO ONWARD CHAIN INVOLVED.

Apartment

2 Bedrooms

Kitchen / Dining Room

Bathroom & En Suite

First Floor

Living Room

Allocated Parking

EPC Rating: C



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Entrance Hall

Radiator, laminate floor, storage cupboard, coving to ceiling.

Living Room

18'6" to bay x 13'1"

The. Living room has a bay window incorporating three timber framed double glazed windows, two radiators, feature fire with electric fire, telephone door entry system

Kitchen / Dining Room

11'3" x 9'6"

The kitchen has a comprehensive range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, plumbed for washer, electric oven, gas hob with extractor over, radiator, laminate floor, timber framed double glazed window

Bedroom 1

9'10" x 14'2"

Timber framed double glazed window, radiator, range of fitted wardrobes

En Suite

White suite comprising low level WC, pedestal wash basin with tiled splashback, radiator, extractor

Bedroom 2

13'11" x 10'0"

Timber framed double glazed window, radiator

Bathroom

White suite comprising low level WC, pedestal hand basin with tiled splashback, bath with tiled splashback, radiator, bath

Parking

Allocated parking space

External

Externally there are gated communal gardens and courtyard parking

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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