



## 2 bed apartment to buy in SR2

Park Place West, Sunderland , Tyne and Wear, SR2 8HT

**£55,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ 1 bedroom top floor apartment
- ✓ Desirable location
- ✓ Tenant in situ
- ✓ Currently generating £7200 per
- ✓ EPC Rating D

## Key Information

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

## Description

For sale via online auction 25/03/2026 11:30 (fee's apply)

Pattinson Estate Agents are delighted to present to auction this fantastic top floor apartment, ideally located on the picturesque and leafy avenue of Park Place West, Sunderland. This property offers an excellent opportunity for investors and homeowners alike, thanks to its highly desirable setting and impressive rental yield.

### Location Benefits

- Situated in a sought-after area with access to well-respected education facilities.
- Conveniently placed for local amenities and shopping.
- Easy access to the wider North East via comprehensive road and public transport networks.
- Private street with gated access at one end, enhancing security and exclusivity.

### Accommodation Details

Upon entering the building, residents are welcomed by a well-presented communal area. The communal staircase leads to the top (1st) floor, where you access the apartment via a private door. Inside, a split-level staircase brings you first to a well-appointed bathroom. Continuing upwards, you reach a spacious landing that provides access to the following rooms:

- Kitchen: Well-equipped and conveniently located.
- Living Room: Generously sized, perfect for relaxation and entertainment.
- Bedroom: Equally well-proportioned, offering comfortable living space.

## External Features

- Property positioned on a private street within a highly popular location.
- Gated access on one side for added privacy and security.

## Investment Information

This apartment is offered with a tenant in situ, generating an annual rental income of £7,200. It represents a turnkey investment opportunity, ideal for those looking to start or expand their property portfolio. The reliable income stream and minimal management required make it particularly attractive to investors.

## Viewing and Enquiries

We anticipate significant interest in this property due to its appealing features and prime location. Early viewing is highly recommended to fully appreciate the accommodation and investment potential on offer.

For further details or to arrange a viewing, please contact our Sunderland branch.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 977

Price: Starting Bid £55,000

Property Type: Apartment

Parking: On Street

Heating: Gas

## Living Room



## Kitchen



## Bedroom 1



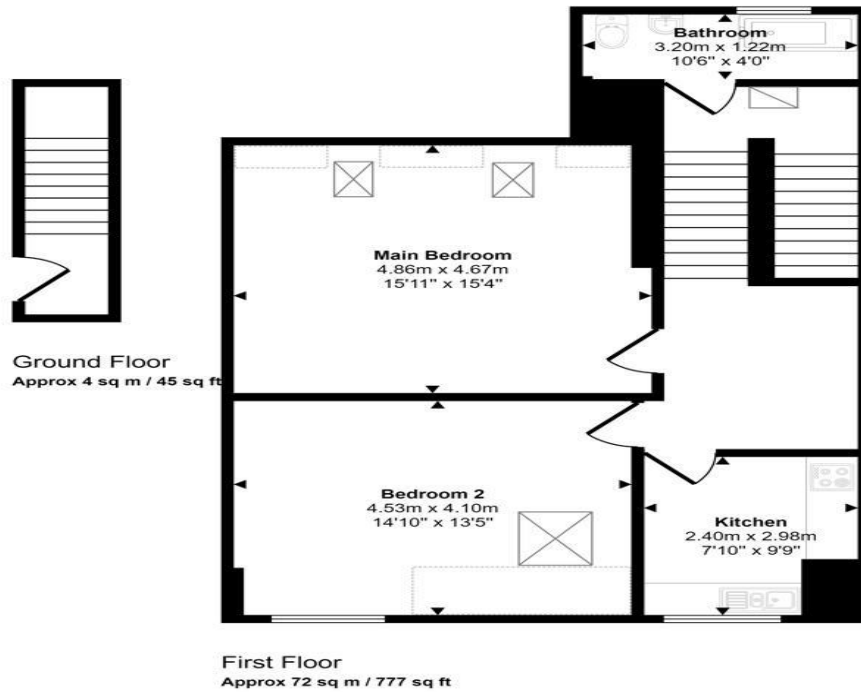
## Bathroom



## Landing/office



Approx Gross Internal Area  
76 sq m / 821 sq ft



Denotes head height below 1.5m

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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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