



## 2 bed apartment to buy in SR2

Thornhill Park, Sunderland, Tyne and Wear, SR2 7JZ

# £90,000

 x 2  x 1  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ 2 bedroom first floor apartment
- ✓ Desirable location
- ✓ Vacant possession
- ✓ allocated secure parking
- ✓ EPC Rating C

## Key Information

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

## Description

This property is currently under offer at £86,000.

Anyone wishing to make an offer over and above this amount should contact the selling agents Pattinson Sunderland on 0191 514 3929 prior to the exchange of contracts.

Pattinson Estate Agents are delighted to present to market this 2 bedroom first floor apartment, located in the highly sought-after Thornhill area of Sunderland. This property offers an exceptional living experience in one of Sunderland's most prestigious neighbourhoods.

### Location Benefits

- Prime position for local amenities and shopping centres
- Close proximity to well regarded educational facilities
- Excellent access to Sunderland city centre
- Comprehensive road and public transport links across the North East

### Accommodation Details

Situated on the first floor of a charming building, residents enter through secure communal doors, proceeding through a well-maintained corridor and up 1 flight of stairs to the apartment itself. Upon entry, you are greeted by an inviting hallway with access to:

1. Master Bedroom – Includes a modern en suite bathroom for added convenience.
2. Second Bedroom – Spacious and versatile, suitable for guests or as a home office.

3. Expansive Lounge and Kitchen – Open-plan living area perfect for entertaining and relaxing.

4. Main Bathroom – Stylish family bathroom with contemporary fittings.

#### External Features

- Beautifully maintained communal grounds
- Allocated car parking space, accessed via a secure gated entrance

#### Contact Information

We strongly recommend arranging a viewing to fully appreciate everything this property has to offer.

For further details or to book a viewing, please contact our Sunderland team.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £200.00

Ground Rent Review Period: Yearly

Annual Service Charge Amount: £2,600.00

Service Charge Review Period: yearly

Price: £90,000

Property Type: Apartment

Parking: Allocated

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



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## Kitchen



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## Bedroom 1



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## en suite



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## Bedroom 2

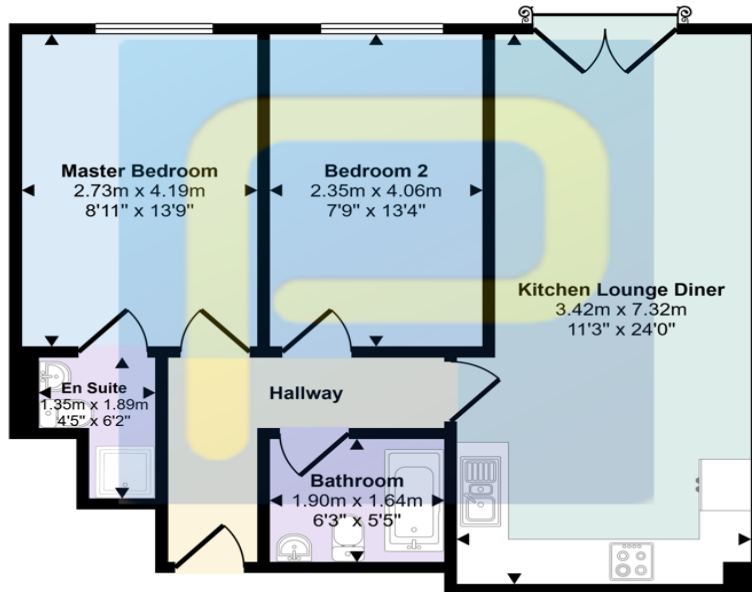


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## Bathroom



Approx Gross Internal Area  
58 sq m / 619 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>		87
(69-80) <b>C</b>	77	
(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	

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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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