



## 2 bed flat to buy in SR1

High Street East, Sunderland, Tyne and Wear, SR1 2AS

**£25,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ City Centre Location with an Allocated Parking Bay
- ✓ Two Bedrooms
- ✓ No Upper Chain with Vacant Possession
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Situated on High Street East in central Sunderland, this two-bedroom property offers a practical and well-located home with an allocated parking bay.

Inside, there's a good-sized reception room with plenty of space for both living and dining, along with a straightforward layout that works well day to day. The property also has two decent-sized bedrooms and a bathroom.

With shops, amenities and transport links all close by, it's in a convenient spot for getting around the city. The property also has strong rental potential, making it a good option for landlords, with the potential to achieve around a 19% yield.

A solid choice for first-time buyers, investors, or anyone looking to downsize.

Entrance Hall -

Lounge - Neutrally decorated lounge, spacious with ample room for furnishings.

Kitchen - Modern fitted kitchen with Fridge/Freezer, Electric cooker, gas hob, and some kitchen appliances,

Bedroom - Neutrally decorated double bedroom

Neutrally Decorated Bedroom -

Bathroom - Modern two piece suite with metro brick tiling and mains shower over the bath.

Wc -

External - Allocated parking bay and secure entry system.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 989

Annual Service Charge Amount: £1,513.00

Price: Starting Bid £25,000

Property Type: Flat

Parking: Off Street

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



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>	67	
(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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