



MICHAEL HODGSON

estate agents & chartered surveyors

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## PARK PLACE WEST, SUNDERLAND £58,000

This delightful Grade II listed apartment is situated within an impressive four storey house in a highly desirable residential area, forming part of the Christchurch conservation area. Approached along a well maintained private tree lined avenue. This first floor flat briefly comprises; Entrance Hall, Living Room, Kitchen / Dining Room, Study/Home Office, Bedroom and Bathroom. Externally there is courtyard parking to the rear of the property set within a gated rear yard.. This flat provides light, airy and spacious accommodation and is in close proximity to attractive parks and cafes in the city centre. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing is highly recommended.

Flat  
No Chain Involved  
Living Room  
Grade II listed

First Floor  
1 Bedroom  
Kitchen / Dining Room  
EPC Rating: C



## PARK PLACE WEST, SUNDERLAND

£58,000

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### ENTRANCE HALL

Laminate floor, leading to

### LIVING ROOM

15'2" x 11'10"

The living room has two single glazed sash windows, radiator, television point.

### KITCHEN / DINING ROOM

15'11" x 11'11" max

The kitchen is fitted with a comprehensive range of floor and wall units, tiled splashback, stainless steel sink and drainer, plumbed for washer, radiator, laminate floor, a single glazed sash window, telephone point, freestanding cooker.

### STUDY / HOME OFFICE

4'9" x 8'6"

Laminate floor, a useful storage / study space

### BEDROOM

7'7" x 15'11"

The bedroom has a walnut and mirrored double wardrobe, Radiator and laminate floor, sash single glazed window.

### BATHROOM

Modern white suite comprising low level WC, pedestal basin with tiled surround and shower over, bath with tiled surround, radiator and extractor.

### EXTERNALLY

Externally there is courtyard parking to the rear of the property set within a gated rear yard.

### COUNCIL TAX

The Council Tax Band is Band

### TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 4th September 2004.

The freehold for the building is owned by the management company of which the flat owner is a shareholder.

Any prospective purchaser should clarify this with their Solicitor

### AGENTS NOTE

Please note the photos were taken taken Summer 2023 when the property was furnished.

# M I C H A E L   H O D G S O N

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