



MICHAEL HODGSON

estate agents & chartered surveyors

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VICTORIA COURT, SUNDERLAND £77,000

A modern first floor apartment situated in the highly sought after Royal Courts in Louise House situated on the outskirts of Sunderland City Centre boasting an excellent location for local amenities as well as local transport links. The property briefly comprises of:- Entrance Hall, Living Room, Kitchen, 2 Bedrooms and a Bathroom. Externally there are communal gardens and an allocated parking space. Viewing is highly recommended of this property. There is NO ONWARD CHAIN INVOLVED.

Apartment
2 Bedrooms
Kitchen
Viewing Advised

First Floor
Living Room
No Chain Involved
EPC Rating: TBC



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Entrance Hall

Radiator, storage cupboard with wall mounted gas boiler

Living Room

15'3" x 11'9"

The living room has a Timber framed double glazed window, laminate floor, radiator, telephone door entry system

Kitchen

9'11" x 6'4"

The kitchen has a range of floor and wall units, tiled splashback, electric oven, gas hob, stainless steel sink and drainer with mixer tap, timber framed double glazed window

Bedroom 1

10'4" x 11'5"

Radiator, double glazed patio door opening to Juliet balcony

Bedroom 2

6'5" x 10'7"

Timber framed double glazed window, radiator

Bathroom

Suite comprising low level WC, pedestal basin with tiled splashback, timber framed double glazed window, bath with shower over, radiator

Parking

Allocated courtyard parking

COUNCIL TAX

The Council Tax Band is Band C

TENURE

We are advised by the Vendors that the property is 125 Years From 1 June 2000. Any prospective purchaser should clarify this with their Solicitor

We are advised by the vendor that the monthly service charge is £162 per month.

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.

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

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

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