



MICHAEL HODGSON

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EDWARD HOUSE, SUNDERLAND £99,950

This superb 2 bed apartment is located on the third floor in Edward House in Royal Courts which is a gated development within walking distance of Sunderland City Centre, Sunderland University, local amenities and the region beyond. The apartment briefly comprises of; Entrance Hall, Living Room, 2 Bedrooms, Bathroom, En Suite and Kitchen / Breakfast Room. Externally there are communal gardens and an allocated parking space all set within a gated development. Viewing is highly recommended to appreciate the space, property and location on offer.

Apartment
2 Bedrooms
Kitchen / Breakfast Room
Allocated parking

Top Floor
Living Room
Bathroom & En Suite
EPC Rating: TBC



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Entrance Hall

Laminate floor, radiator, storage cupboard

Living Room

18'8" to bay x 13'1"

The Living Room has a bay window with three timber framed double glazed windows, two radiators, telephone door entry system

Kitchen / Breakfast Room

9'11" x 11'1"

The Kitchen has a range of floor and wall units, tile splashbacks, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, radiator, recessed spot lighting, timber framed double glazed window

Bedroom One

14'0" max x 9'10"

Timber framed double glazed window, radiator, range of fitted wardrobes

En Suite

White suite comprising low level wc, pedestal wash hand basin with mixer tap and tile surround, bath, shower cubicle with tile surround, radiator

Bedroom Two

14'2" x 9'11"

Timber framed double glazed window, laminate floor, radiator

Bathroom

White suite comprising low level wc, pedestal wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and tile surround, tiled floor, radiator

Externally / Parking

Externally there are communal gardens and an allocated parking space.

TENURE

We are advised by the Vendors that the property is leasehold for a term of 125 years from 1st June 2000. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band C.

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

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.

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

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