



MICHAEL HODGSON

estate agents & chartered surveyors

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## EDWARD HOUSE, ALBERT COURT, SUNDERLAND £75,950

AVAILABLE WITH NO ONWARD CHAIN. This 2 bedroom first floor apartment is situated in the highly sought after Royal Courts in Edward House located 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.

Apartment  
Living Room  
No Onward Chain  
Must Be Viewed

2 Bedrooms  
Kitchen  
Popular Location  
EPC Rating C



## EDWARD HOUSE, ALBERT COURT, SUNDERLAND

£75,950

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### First Floor

First Floor Apartment having a communal Entrance Hall

### Entrance Hall

Radiator, Storage cupboard.

### Kitchen

6'4" max x 9'11" max

The kitchen has a range of floor and wall units, stainless steel sink and drainer, integrated oven, gas hob with extractor over, plumbed for washer, space for a fridge freezer, double glazed window.

### Living Room

15'1" x 11'8"

Double glazed window, radiator feature fire place, telephone entry system.

### Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower over, double glazed window, radiator.

### Bedroom 1

10'5" max x 11'1" max

Double glazed sliding doors to the Juliet balcony, radiator fitted wardrobes with sliding doors.

### Bedroom 2

10'8" x 7'8"

Double glazed window, radiator, fitted wardrobe with sliding doors.

### Externally

The property has an allocated parking bay and communal gardens.

### COUNCIL TAX

The Council Tax Band is Band C.

### TENURE

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor

### 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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