



## 2 bed apartment to buy in SR1

High Street East, East End, Sunderland,  
Tyne and Wear, SR1 2AY

**£10,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Sold As Seen
- ✓ Fee's Apply
- ✓ Ground Floor Apartment
- ✓ 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: ADSL copper wire
- ✓ Mobile signal: Good

## Description

\*\*\*Offered via modern method of auction \*\*\* SOLD AS SEEN \*\*\*

Pattinson estate agents are pleased to offer to Auction, this 2-bedroom ground floor apartment, located in the historic area of "old Sunderland" on High Street East, in the East End of Sunderland

Ideally located just a short walk from Sunderland centre, Local amenities, shopping entertainment establishments. Sunderland University campuses are also just a short walk away, and if onward travel is required, there is main bus exchange and metro stations, again, just a short distance away.

The property benefits from its own private entrance via the rear of the property with its own garden to enjoy. There is also access through the main building, where you enter through the communal entrance and through a second door to the rear of the building.

The accommodation comprises, entrance hallway, lounge, kitchen, two bedrooms and bathroom with separate w/c

This property does require refurbishment and has been offered at an attractive price to factor this in. \*\* Please note that the property is currently unsecure with no front door. \*\*

Please contact our Sunderland team on 0191 5143929 or email [Sunderland@pattinson.co.uk](mailto:Sunderland@pattinson.co.uk) to arrange

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 990

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £3,000.00

Service Charge Review Period: Year

Price: Starting Bid £10,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block, Stone built

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: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

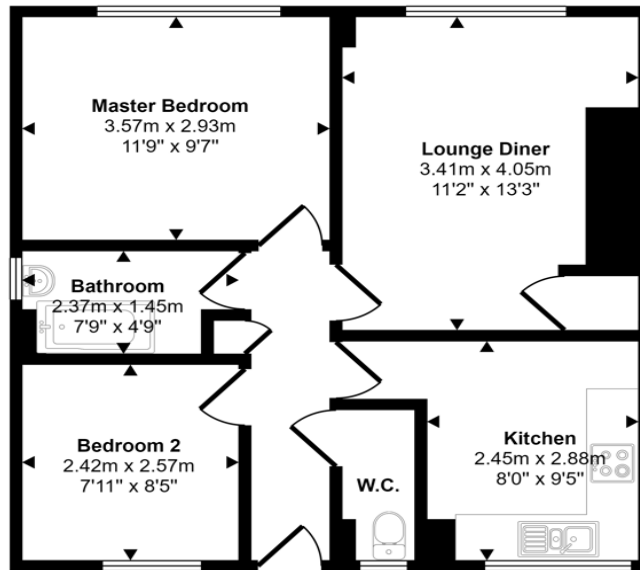
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Approx Gross Internal Area  
51 sq m / 548 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>			75
(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:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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