

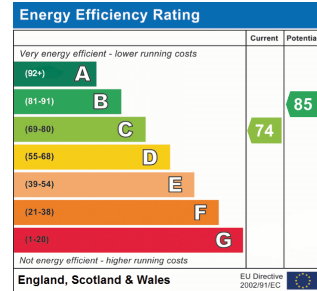


hackett
PROPERTY

105 Echo Building, West Wear Street, Sunderland SR1

1XH

■ AUCTION SALE THROUGH AUCTION NORTH



£36,900



2 Bathroom



2 Bedrooms

PROPERTY FEATURES

- City side apartment
- Two wash rooms

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AUCTION SALE BY AUCTION NORTH -
CLOSING DATE 04/04/2024

Sixth floor larger style two bedroom, two wash room well presented apartment, enjoying excellent decor, good quality carpets and southerly aspects. The accommodation briefly comprises lift access to sixth floor, hall, open plan living room/fitted kitchen, two double bedrooms, one with shower/WC and bathroom/WC. The property is currently tenanted and therefore represents an ideal buy to let investment.

Council Tax Band C

Tenure - Leasehold

Agents Note

The development has cladding to the upper floors which we understand does not meet current standard under The Building Safety Act 2022. Remedial works will be required and the cost of this may be charged back to the Leaseholders via the management company.

Property Information

Tenure - Leasehold

Lease - 125 years from 01/02/2004

Service charge 2024 - £4463.20

Ground rent 2024 £100

Please note these are the most recent figures we have & are subject to change. These charges are correct to the best of our knowledge.

Prospective purchasers should clarify this information with their solicitor prior to exchange of contracts.

The property is currently tenanted at £675 PCM.

Communal Entrance

With lift or stair access to sixth floor leading to

Reception Hallway

Providing access to the main body of the accommodation with two walk in storage cupboards, convector heater and into

Open Plan Living Room/Fitted Kitchen

27' 2" x 13' 11" (8.29m x 4.23m) approximately,

Living Room Area

Ideal for lounge and dining purposes with over sized windows maximising natural light and providing predominantly southerly views across the rooftops of Sunderland City Centre. Features include satellite television access, telephone point convector heater, spotlighting and open to

Kitchen Area

Fitted with a comprehensive range of contemporary cream high gloss units to wall and base with chrome furniture and timber effect laminated roll top work surfaces over, incorporating a one and a half basin stainless steel with chrome mono-bloc tap fitting and four ring halogen hob with electric oven and brushed steel filter hood over. Other benefits include washer/dryer, dish washer, Lada fridge and separate freezer, free standing microwave, extractor to ceiling, brush steel splash backs, Vinyl flooring and spotlighting.

Bedroom One

21' 11" x 8' 11" (6.67m x 2.71m) approximately,

Superbly proportioned double bedroom with a study facility, telephone point, television aerial point, double bed, convector heater and door into

Shower Room/WC

With an oversized separate shower unit, hand basin and toilet, ceramic floor tiling, wall tiling, wall mounted over sized mirror, spotlighting, extractor to ceiling and chrome heated towel rail.

Bedroom Two

16' 6" x 9' (5.02m x 2.75m) approximately