



£50,000

 1 Bathroom

 2 Bedrooms

PROPERTY FEATURES

- Council Tax Band A, Tenure - Leasehold
- Excellent Investment

12a Frederick Street,
Sunderland, SR1 1NA
01915109950
enquiries@hackettproperty.com
www.hackettproperty.com



Spacious ground floor, purpose built, two bedroom apartment with garage in a separate block.

Internally the property is a little cosmetically tired but any works considered necessary could be undertaken over a gradual timeframe.

The accommodation comprises: communal entrance, hall, living room, separate kitchen, two double bedrooms, bathroom and toilet and externally a separate garage in a battery block.

Modern features include electric heating, double glazing, electric shower fitting and kitchen hob/oven.

The property is close to local shops and amenities and represents an excellent home or investment.

Property Information

Tenure - Leasehold
Lease - 125 years from 25/12/2007
Service charge 2025: £680 per annum
Ground rent 2025: £115 per annum

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.

Council Tax Band A

Accommodation

Communal Entrance

Accessed via an entrance phone, leading to a private entrance.

Hallway

With laminate flooring, spot lighting and cloak cupboard.

Living Room

5.15m x 3.15m (16' 11" x 10' 4") approximately
Into stretch windows maximising natural light, with space for longer and dining, also featuring laminated flooring and decorative electric fire. An open arch leads through to

Kitchen

2.42m x 2.15m (7' 11" x 7' 1") approximately
Fitted with a range of white high gloss units to wall and base with laminated work surfaces over, incorporating an electric hob, oven, filter hood and drainage sink.
Other features include tiled splash backs, laminated floor, space for appliances and window.

Bedroom One

3.04m x 3.23m (10' 0" x 10' 7") approximately
A well proportioned double bedroom with integrated wardrobe, laminate floor and shelving.

Bedroom Two

3.80m x 2.43m (12' 6" x 8' 0") approximately
A well proportioned double bedroom with integrated wardrobes and laminate floor.

Bathroom & Toilet

Fitted with a white three piece suit with toilet, sink and bath with electric shower over. Other benefits include a chrome heated towel rail, floor and wall tiling and toiletry store.

Garage

Located in a separate block with up and over door.