



**hackett**  
PROPERTY

Apartment 74 Echo Building, West Wear Street,  
Sunderland, Tyne and Wear SR1 1XD  
▪ FIFTH FLOOR RIVERSIDE APARTMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	81	85
	EU Directive 2002/91/EC	

£60,000



2 Bathroom



2 Bedrooms

**PROPERTY FEATURES**

- Tenure Leasehold, Council Tax Band D
- Currently Tenanted at £750 PCM
- Parking space

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Sunderland, SR1 1NA

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Beautifully presented riverside fifth floor two bedroom apartment briefly comprising; communal entrance with lift access, reception hallway, open plan living room with ample space for lounge and dining purposes into fully fitted kitchen, two double bedrooms - one with en-suite shower room/WC and bathroom/WC. Close to city centre and both university campus with a parking space included. Benefiting full range of modern specifications. The property is currently tenanted at £750 PCM and therefore represents an ideal buy-to-let investment.

### 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 £4298.40 per annum

Ground rent 2024 £100 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 D

### Accommodation

#### Communal Entrance

With lift access to fifth floor.

#### Reception Hallway

With two cloak storage cupboards and leading directly into:

### Open Plan Living Room/Fitted Kitchen

7.95m x 4.19m (26' 1" x 13' 9") approximately

#### LIVING AREA

Providing ample space for lounge and dining purposes with picture windows and glass paned door to balcony, taking full advantage of the magnificent views stretching across the adjacent River Wear and out over the North Sea. Features include satellite television access, telephone point, spot lighting and into:

#### KITCHEN AREA

Fitted with a contemporary range of high gloss cream units to wall and base with chrome furnishings and timber effect laminated roll top work surfaces over incorporating a 1½ basin stainless steel drainage sink with chrome monobloc tap fitting. Other benefits include dishwasher, washer dryer, electric oven, halogen hob, brushed steel filter hood, separate fridge and freezer, halogen downlighting, brushed steel splash backs, laminate floor and ceiling mounted extractor.

### Bedroom One

6.22m x 2.79m (20' 5" x 9' 2") approximately

With picture windows once again taking full advantage of the panoramic views. A superbly proportioned double bedroom with television aerial point and into:

### En Suite Shower Room/WC

With oversized shower unit and power shower fitting, contemporary white hand basin and recessed low level WC, ceramic floor tiling, wall tiling, dressing mirror, halogen downlighting, extractor, shaving socket and chrome ladder radiator.

### Bedroom Two

3.76m x 2.74m (12' 4" x 9' ) approximately

Well proportioned double bedroom with picture windows maximising natural light and enjoying superb views.

### Bathroom/WC

Equipped with a white three piece suite including low level WC, contemporary hand basin and panelled bath with bath shower attachment and shower curtain fitted over. Other benefits include: ceramic floor tiling