



hackett
PROPERTY

87 River View, Low Street, Sunderland, Tyne and Wear
SR1 2AT
■ INVESTMENT OPPORTUNITY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

£695 pcm



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Council Tax Band B, Tenure - Leasehold
- Two bedroom Apartment
- River Views

12a Frederick Street,
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



rightmove Zoopla OnTheMarket.com



Available

A spacious, light and very well presented top floor (5th), furnished, riverside apartment enjoying superb panoramic views across the adjacent river Wear and with excellent access to the quayside and the nearby city centre.

Internally there are two double bedrooms, a spacious L shaped living room, separate kitchen, bathroom and balconies to both front and rear. There is allocated onsite parking for one car.

Modern features include lift access, intercom, electric night storage heating, kitchen appliances and satellite TV access.

A super apartment.

Damage deposit £801.92

Council tax band C

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 01/01/2004

Service charge 01/01/2025 - 31/12/2025 - £3253

Ground rent 01/01/2025 - 31/12/2025 £318 per annum

Buildings & terrorism insurance 2025 £912

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 B

Accommodation

Communal entrance hall with lift or stairs to fifth floor, individual post boxes are found on ground floor.

Reception Hall

Accessing the accommodation with laminate floors, storage cupboards and door into:

Living Room



6.21m to 2.66m x (20' 4" to 8' 9") x 7.18m to 4.70m (23' 7" to 15' 5") approximately

Ideal for both lounge and dining purposes with glass painted patio doors to the larger balcony and featuring superb river views. Features include a continuation of the laminate floors and both TV and phone points.

Kitchen