



hackett
PROPERTY

32 River View, Low Street, Sunderland, Tyne and Wear

SR1 2AT

■ Top floor riverside apartment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	77	77
(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		

£60,000



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Two bedrooms
- Panoramic views of the River Wear
- Currently tenanted

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Notably spacious, top floor riverside luxury modern apartment enjoying panoramic views across the River Wear and over to North Sea. The accommodation briefly comprises; lift access to fifth floor, reception hall, living room ideal for lounge and dining purposes, fully fitted kitchen, two double bedrooms, bathroom/WC, riverside balcony and allocated parking for one car. Modern features include night storage heating, double glazing & entrance phone system. The property is currently tenanted and therefore represents an ideal investment opportunity.

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

Ground Rent 01/01/2025 – 31/12/2025 - £317.71 per annum

Service Charge 01/01/2024 – 31/12/2024 - £3868.86 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 B

The accommodation comprises;

Balconies

Located to both front and rear of the apartment. The principal balcony overlooks the riverside elevations and provides stunning views.

Parking

Accessed via sensor operated gates with one allocated parking bay.

Entrance Hall

With lift access to fifth floor.

Reception Hall

Providing access to main body of the accommodation with cloak storage, spot lighting, laminate floors and into:

Living Room ('L' shaped)

5.05m (16' 7") narrowing to 2.64m x 6.50m (8' 8" x 21' 4") narrowing to 4.52m (14' 10") approximately

Wonderfully spacious room ideal for lounge and dining purposes with oversized windows taking full advantage of the river views. Glass paned doors lead onto balcony. Other benefits include continuation of the laminate flooring, spot lighting, satellite television access, telephone point and into:

Fitted Kitchen

2.31m x 2.31m (7' 7" x 7' 7") approximately

Fitted with a comprehensive range of maple style laminate units to wall and base with brushed steel furniture and laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monobloc tap fitting and four ring halogen hob, over which there is a brushed steel filter hood. Other benefits include split level electric oven, microwave, continuation of the laminate flooring, fridge freezer, dishwasher, tiled splash backs and spot lighting.

Bedroom One

3.76m x 4.32m (12' 4" x 14' 2") approximately

Highly substantial double bedroom with satellite television access.

Bedroom Two

3.76m x 2.84m (12' 4" x 9' 4") approximately

Substantial double bedroom with oversized windows and glass paned door leading to secondary balcony.

Bathroom/WC

Fitted with a white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath over which there is a shower curtain and bath shower attachment. Other benefits include tiled flooring and part wall tiling, spot lighting, extractor fan and chrome heated towel rail.