

Horizon House
Borough Road
Sunderland
Tyne and Wear
SR1 1HR

Offers in Excess of £41,000

bettermove

Borough Road Sunderland

Bettermove are pleased to present this charming one bedroom ground floor studio apartment in Sunderland city centre - welcoming investors only.

The property is leasehold with approximately 247 years remaining on the lease; the ground rent is £150 per year. There is a service charge which is paid by the current tenant directly to the managing agent. The property is tenanted with a rental yield of 10%.

The interior of this well-presented property comprises a spacious open plan kitchen/living room/bedroom and en suite shower room.

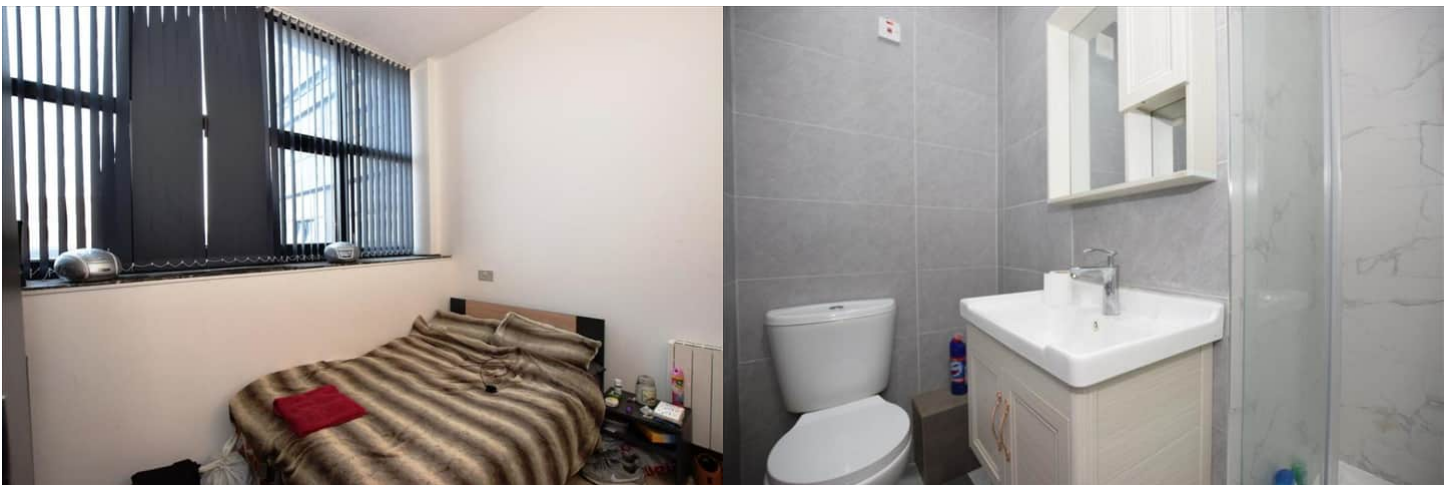
Situated in the heart of Sunderland city centre, the property is close to a number of local amenities including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A1018, A1231, A183, A690 and Sunderland rail and Metro station.

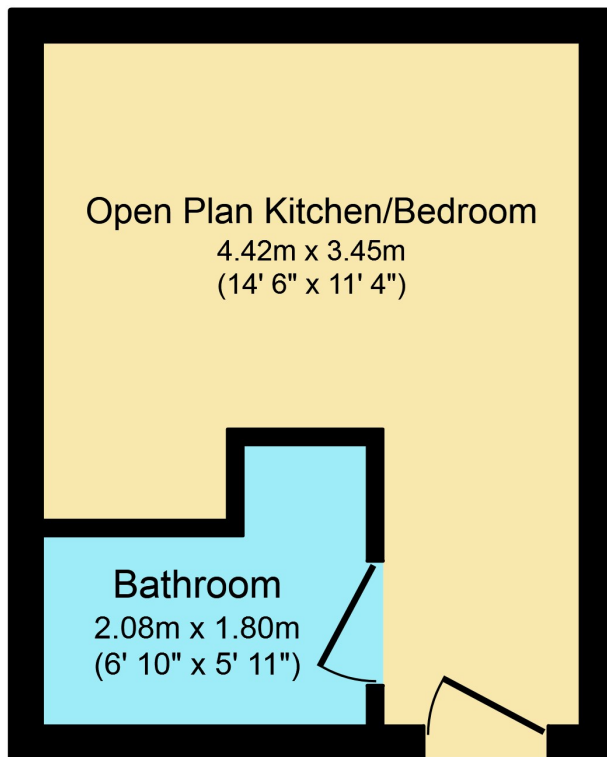
This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Floor Plan

Floor area 15.1 sq.m. (163 sq.ft.) approx

Total floor area 15.1 sq.m. (163 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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