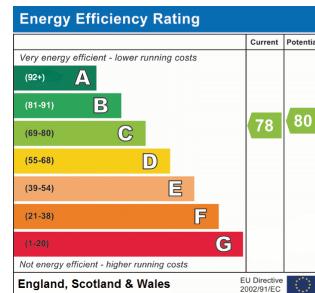




**hackett**  
PROPERTY

48 Bonners Raff, Sunderland, Tyne and Wear SR6 0AD

■ STUNNING DUPLEX APARTMENT



**£99,950** Fees may apply

2 Bathroom

2 Bedrooms

**PROPERTY FEATURES**

- Tenure - Leasehold, Council Tax Band E
- Currently Tenanted at £950 PCM

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**rightmove**

**Zoopla**

**OnTheMarket.com**



**The Property  
Ombudsman**



**PRS** Property  
Redress  
Scheme

A stunning two bedroom, furnished, duplex luxury apartment lying on the southern banks of the river Wear and offering magnificently sunny riverside views of Sunderland city centre and adjacent river Wear.

Internally the apartment is superb throughout and is configured over third and fourth floors. The living space is reversed with bedrooms on third floor and living space on fourth taking full advantage of the views. A well-proportioned balcony off the living room is ideal for sitting in the sunshine and is perfect for enjoying the view and warm summer weather.

Modern features include electric radiator central heating, lift access, integrated kitchen appliances, intercom, WiFi and shower.

Parking is onsite and one allocated space is available in a covered garage.

The apartment is currently tenanted and represents an ideal buy to let investment with positive returns and exemplary tenant history. For more details please contact the sales team.

### Property Information

Tenure - Leasehold

Lease - 125 years from 1st January 2003

Service Charge 2026 £247.39 per month

Ground Rent 2026 £200 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 E

### Accommodation

Lift access to third floor and private entrance:

### Reception Hallway

With spiral stairs to fourth floor living space and cloak storage, the flooring is light oak.

### Bedroom One

4.21m x 3.86m (13' 10" x 12' 8") approximately  
An excellent double bedroom with Juliet balcony and direct access to:

### En-suite & Toilet

With a separate shower unit including a rainforest shower fitting, also featuring a hand basin, toilet, vinyl floor and wall panelling, extractor and heated towel rail.

### Bedroom Two

4.21m x 3.67m (13' 10" x 12' 0") approximately  
An excellent double bedroom.

### Bathroom & Toilet

Benefiting a white bath, sink and toilet while also featuring a shaving socket, toiletry storage, heated towel rail, vinyl floor, tiled splash backs and extractor.

### Fourth Floor Accommodation

Accessed via the spiral staircase.

### Open Plan Living Space

9.45m x 6.15m (31' 0" x 20' 2") approximately

Living area:

With light oak flooring, double glass doors to balcony, spot lighting and space for lounge, study and dining.

Kitchen area:

With a high gloss dark grey range of contemporary units to wall and base with a central island and breakfast bench. Features include a four ring halogen hob and oven, larder fridge freezer, sink, laminate work bench's, tiled splash backs, tiled flooring and filter hood.

### Laundry Room

With washing machine, coat hangers and shelving.

### Separate Toilet

With toilet, sink, mirror, extractor, vinyl floor and mirror.

### Balcony

Overlooking the southerly riverside elevations perfect for a table a two chairs.

### Parking

Accessed via sensor operated gates with one allocated space and on site.