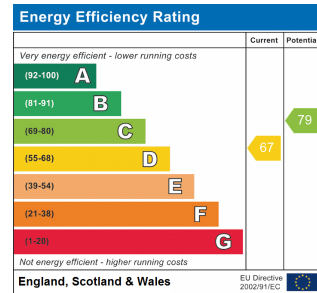




**hackett**  
PROPERTY

46 Jameson House SR1 1AG

■ INVESTMENT OPPORTUNITY



**£45,000**



1 Bathroom



1 Bedroom

**PROPERTY FEATURES**

- Council Tax Band A, Tenure - Leasehold
- City centre location
- Stylish and well presented

12a Frederick Street,  
Sunderland, SR1 1NA

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- \* STUDIO APARTMENT
- \* CITY CENTRE LOCATION
- \* CLOSE TO SHOPS, BARS, EATERIES AND METRO/TRAIN STATION
- \* GREAT LOCATION FOR EITHER UNIVERSITY CAMPUS
- \* LAUNDRY FACILITY PRIVATE TO THE STUDIO
- \* CURRENTLY LET AT £575 PCM

### Property Information

Tenure - Leasehold

Lease - 250 years from 01/01/2017

Ground Rent - £250 per annum

Service Charge - £738.16 (01/03/2024 - 31/05/2024) There has been additional charges of £1200 added to the service charge this year for repairs.

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 A

### Entrance



Private entrance door leaving into:

### Living Area

With space for daytime living and bedroom area.

### Kitchen Area



Fitted with kitchen units, work surfaces, stainless steel sink with drainer, fitted hot plates. Cupboards to wall and ceiling and integrated microwave.

### Shower Room

Shower cubicle, wash hand basin and WC.