



hackett
PROPERTY

3f Thornhill Park, Sunderland SR2 7JZ

▪ BUY TO LET INVESTMENT



£62,500



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Council Tax Band A, Tenure - Leasehold
- Spacious top floor apartment
- Communal Gardens

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Newly renovated, spacious one bedroom apartment located on the top floor of magnificent Victorian conversion in a superb residential location. The property has fantastic southerly aspects. Modern features include, gas central heating from combination boiler, fitted kitchen with appliances and intercom. The property boasts fantastic communal, landscaped gardens and comes with allocated courtyard parking. The apartment is currently tenanted and therefore represents an ideal buy to let investment opportunity.

Property Information

Tenure - Leasehold

Lease: 125 years from 01/01/2007

Ground Rent: £100 per annum

Service Charge: £1316.54 per annum (paid monthly)

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.

Top Floor

Communal Entrance

Accessed via intercom and with stairs to third floor, with large walk in store cupboard.

Reception Hallway

Providing access to the accommodation.

Open Plan Living Area & Fitted Kitchen

6.17m x 4.80m (20' 3" x 15' 9") approximately

LIVING AREA

ideal for lounge and dining with former window looking South over the trees and roof tops of Ashbrooke, also with communal TV socket and phone point.

KITCHEN AREA

Fitted with a range of modern units to wall and base with breakfast bar, x4 ring gas hob, oven, washing machine, larder fridge and freezer, laminate floor, tiled splash backs and filter hood.

Bedroom

2.98m x 4.98m (9' 9" x 16' 4") approximately

A large double bedroom with southerly aspects.

Bathroom

With a white three piece suite, including toilet, sink and bath with shower attachment and screen over. Also including floor tiling, wall tiling, extractor and chrome ladder radiator

Communal Garden

A mature, landscaped and spacious area.

Parking

Located in a front courtyard with one allocated space and visitor bays.