



hackett
PROPERTY

64 River View Low Street, Sunderland SR1 2AT

▪ AUCTION SALE THROUGH AUCTION NORTH



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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	

£36,900



2 Bathroom



3 Bedrooms

PROPERTY FEATURES

- Large duplex apartment
- Three bedrooms
- Magnificent views over the Riverside

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AUCTION SALE BY AUCTION NORTH - CLOSING DATE 04/04/2024

Wonderfully spacious Riverside three bedroom penthouse apartment offering large and superbly presented accommodation over fifth and sixth floors, affording magnificent views to both Riverside and southerly elevations. Within easy reach of the City Centre and both university campuses. Available both unfurnished or furnished. Accommodation briefly comprises; lift access to fifth floor, Reception hallway, living room, separate fitted kitchen, two double bedrooms, and bathroom/WC a spiral staircase leads to sixth floor accessing a large master bedroom with en-suite shower room/WC and further large office. There are sizable balconies to both front and rear elevations, once again taking full advantage of the super views. Allocated parking is provided for one car on ground floor level.

Council Tax Band C

Tenure - Leasehold

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

Service charge 2023 £4387.47

Ground rent £239.65 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.

The property is currently tenanted at £750 PCM.

Accommodation

Lift access to fifth floor leading to

Reception Hallway

Providing access to fifth and sixth floor via a spiral staircase features include storage cupboard, timber effect laminate flooring, spotlighting, entrance phone, night storage heater and door into

Living Room (L shaped)

16' 10" narrowing to 5' 5" x 18' narrowing to 9' 4" (5.14m narrowing to 1.65m x 5.48m narrowing to 2.84m) approximately,

Providing excellent space for lounge and dining purposes, glass paned door leads onto the larger of the balconies while over sized windows take full advantage of the stunning river views and maximise natural light. Features include satellite television access, telephone point, night storage heater, spotlighting, timber effect laminate flooring and door into

Fitted Kitchen

7' 7" x (2.30m x 0.30m) approximately,

Fitted with a maple style range of laminate units to wall and base with brush steel furniture and stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome mono bloc tap fitting and four ring halogen hob. Other integrated appliances include Lada fridge and separate freezer, microwave, split level oven and dish washer. Other benefits include washer/dryer tiled splash backs, timber effect laminate flooring, extractor, filter hood and spotlighting.

Bedroom Two

10' x 9' (3.05m x 2.75m) approximately,

Double bedroom of good proportion with glassed paned door onto balcony and further side windows maximising natural light. Features include wall mounted convector heater.

Bedroom Three

12' 5" x 8' 6" (3.78m x 2.60m) approximately,

Well proportioned double bedroom with over sized window maximising natural light and wall mounted convector heater.

Bathroom/WC

Fitted with a white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath. Other benefits include marble floor tiling and part wall tiling, spotlighting, shaver socket, extractor to ceiling and chrome heated towel rail.

Sixth Floor Landing

With spotlighting and leading directly through to

Bedroom One (L shaped)

21' 1" narrowing to 5' 5" x 18' 1" narrowing to 8' 2" (6.43m narrowing to 1.64m x 5.50m narrowing to 2.50m) approximately,

With double windows once again enjoying superb riverside views, storage cupboard, wall mounted convector heater, television aerial point, telephone point and open balcony area looking onto fifth floor hallway.

En-suite Shower Room/WC

Fitted with a white two piece suite including low level WC and pedestal hand basin. Other benefits include separate shower unit with chrome shower fitting, spotlighting, extractor, marble floor tiling and electric shaving socket.

Store Room

17' 11" x 18' (5.47m x 5.49m) approximately,

Please note this area no ventilation or window and therefore should only be considered storage purposes. Features include electric lighting.

Balconies

Situated to both Riverside and southerly elevations both balconies are well proportioned and offer magnificent views and space for enjoying summer sunshine.

Parking

Access via sensor operated gates and located on ground floor level. The apartment benefits one allocated parking bay.