



**hackett**  
PROPERTY

7 Kensington House, Sunderland SR2 8HW

▪ BUY TO LET INVESTMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

£59,950



1 Bathroom



2 Bedrooms

**PROPERTY FEATURES**

- Council Tax Band B, Tenure - Leasehold
- Spacious First Floor Apartment

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Sunderland, SR1 1NA

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A spacious, first floor, two double bedroom modern apartment presently tenanted and to be sold with the tenant in situ - therefore an excellent buy to let proposition.

The development is located with easy access to the city centre with good bus services immediately outside the building.

Modern features include gas central heating, double glazing, kitchen appliances, lift access and shower.

Externally there is a large front courtyard with resident parking for one car.

### Property Information

Tenure - Leasehold

Lease - 150 years from 14/02/2025

Ground Rent 2025 £150 per annum

Service Charges Period 01/07/2024 - 31/06/2025 - £2,086.47

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 B

### Accommodation

#### Communal Entrance

Accessed via an intercom and with lift or stairs to first floor.

#### Entrance Hallway

With good storage and accessing the accommodation.

### Lounge

5.54m x 3.40m (18' 2" x 11' 2") approximately  
Ideal for lounge and dining purposes with a half bay window to the rear, predominately westerly green elevations. The room is bathed in afternoon sunshine on sunny days.

### Kitchen

2.10m x 2.44m (6' 11" x 8' 0") approximately  
Fitted with a range of units to wall and base with laminated work surfaces, four ring gas hob, oven and washing machine. Other benefits include splash backs, sink and window.

### Bedroom One

4.76m x 4.05m (15' 7" x 13' 3") approximately  
An excellent double bedroom.

### Bedroom Two

3.25m x 2.73m (10' 8" x 8' 11") approximately  
A double bedroom.

### Bathroom & Toilet



Fitted with a white bath, toilet, sink and shower fitting. Other benefits include extractor, vinyl flooring and chrome radiator.

### Courtyard

With parking for one car / not allocated.