



**Park Hall
The Cloisters
Sunderland
Tyne and Wear
SR2 7QB**

Offers in Excess of £74,000

bettermove 

The Cloisters

Sunderland

Bettermove are proud to present this 2 bedroom flat in Sunderland available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is C.

The property is tenanted and can be sold vacant on possession - rental yields can be obtained through Bettermove.

This is a leasehold property with 104 years remaining on the lease; the ground rent is £170 per annum and the service charge is approximately £1600 per annum.

The interior of this property comprises a spacious living room, fitted kitchen, 2 double bedrooms and the bathroom on the first floor of the building.

Located in the popular city of Sunderland, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Sunderland Train Station, the A19 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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