



**Horizon House
Borough Road
Sunderland
Tyne and Wear
SR1 1HS**

Offers in Excess of £32,000

bettermove

Borough Road Sunderland

Bettermove are proud to present this 1 bedroom self contained studio flat in Sunderland available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available via the shared car park. The council tax band is A.

The property is currently tenanted and rental yields can be obtained through Bettermove.

This is a leasehold property with 250 years on the lease from 2020; the ground rent is £150 per annum and the service charge was £800 for 2022.

The interior of this apartment comprises a fitted kitchenette, 1 bed and the family bathroom.

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, Park Lane Metro and many local buses.

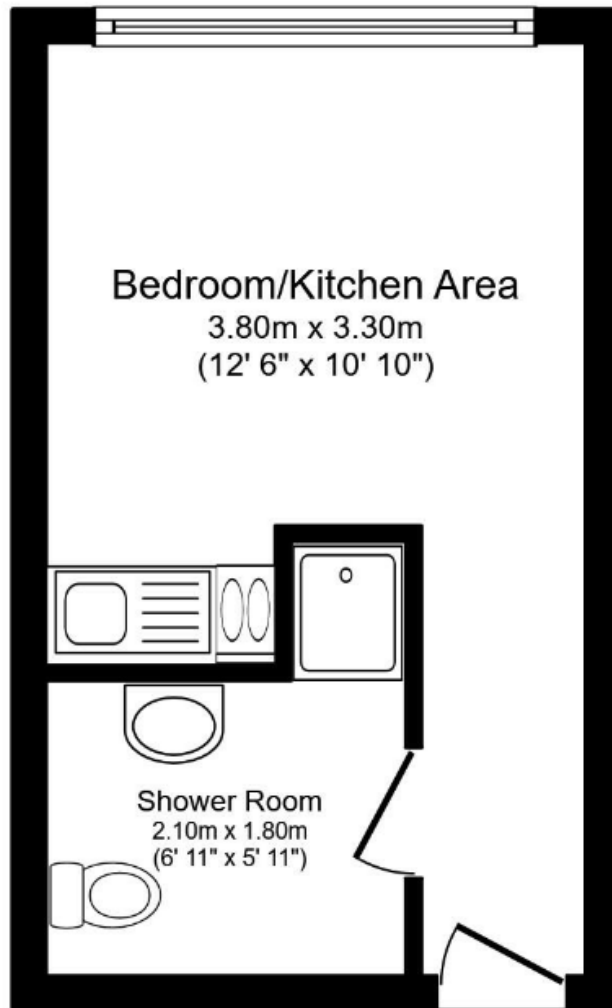
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.


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> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 70 |
| (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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