



Albert Court, City Centre, Sunderland

£95,000

LARGER STYLE 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT

EN SUITE TO MASTER BEDROOM

WELL PRESENTED THROUGHOUT

EPC RATING B

ELECTRIC GATED ENTRANCE TO DEVELOPMENT

CLOSE TO UNIVERSITY & CITY CENTRE (WALKING DISTANCE)

LARGER STYLE 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT - EN SUITE TO MASTER BEDROOM - WELL PRESENTED THROUGHOUT - ELECTRIC GATED ENTRANCE TO DEVELOPMENT - CLOSE TO UNIVERSITY & CITY CENTRE (WALKING DISTANCE) - ATTRACTIVE POPULAR DEVELOPMENT WITH PARKING - CENTRAL SHARED GARDEN PROVIDING PLEASANT OUTDOOR SPACE - GREAT AS A RESIDENTIAL PURCHASE OR POTENTIAL FOR INVESTOR PURCHASE - ANTICIPATED RENT TO 2 SHARERS £750pm WITH STRONG DEMAND IN THIS LOCATION ... Good Life Homes are delighted to bring to the market a well presented larger style 2 double bedroom apartment (with en suite) within this popular development. Not to be confused with the standard 2 bedroom apartments on the development, this larger apartment enjoys a very spacious lounge/dining room with bay window overlooking leafy Durham Road, 2 generous double bedrooms, recently renovated en suite plus main bathroom. There is also a generous dining/kitchen which leads off the lounge providing comfortable side for cooking and dining. There is allocated parking for one vehicle adjacent to the entrance plus visitor parking and access to the development is gained by remote electric vehicle gates and punch code pedestrian gates. Conveniently located for the town and university, this apartment development is extremely popular and tenant demand is very high. This larger style apartment would be great as a residential purchase representing good value or as a buy to let investment purchase providing an estimated rental income of £750pcm from 2 tenants sharing. Viewing arrangements can be made by contacting the office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

ACCOMMODATION

ENTRANCE HALL

Vinyl wood-effect flooring, radiator, built-in cupboard, doors leading off to bedroom 1, lounge, bathroom and bedroom 2.

LOUNGE 18' 7" x 13' 2" (5.66m x 4.01m)

Measurements taken at widest points. A lovely large spacious lounge with bay window and views over Durham Road. Feature fireplace in a painted white finish with marble-effect hearth and back and built-in electric fire, 2 radiators, telephone entry system, door leading off to kitchen.

KITCHEN 11' 0" x 9' 5" (3.35m x 2.87m)

A lovely large kitchen space with sufficient space for dining table and chairs, tiled flooring, radiator, white uPVC double-glazed window with views over Durham Road. Fitted kitchen with a range of wall and floor units with contrasting laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Double fridge/freezer, dishwasher and washing machine all included with the property. Integrated electric oven, 4 ring gas hob and integrated extractor all included. Wall mounted Combi boiler.

BEDROOM 2 14' 9" x 10' 0" (4.49m x 3.05m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is a good size double bedroom.

BEDROOM 1 14' 8" x 9' 10" (4.47m x 2.99m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is also a good size double with en suite leading off.

EN SUITE 6' 0" x 5' 3" (1.83m x 1.60m)

Recently refurbished with stylish tiling to the walls and floors, hand basin with chrome tap, toilet with concealed cistern and push button flush, walk-in shower cubicle with fixed glass shower screen and shower fed from the main Combi boiler system comprising; fixed overhead shower and separate hand held shower. Extractor fan, recessed lights to ceiling, white towel heater style radiator.



BATHROOM 7' 2" x 6' 2" (2.18m x 1.88m)

Laminate wood-effect flooring, radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, bath with panel and chrome taps. Electric shaving point, extractor fan.

EXTERNALLY

Allocated parking to the front plus visitor parking, secure entrance into staircase.





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

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.