The Post Office, West Sunniside, Sunderland

Offers over £80,000

Investment Opportunity! This exceptional first-floor apartment enjoys a highly sought-after City Centre location, selling with sitting tenant (current rent £750pcm). The beautifully presented accommodation opens into a welcoming entrance hall, leading to an impressive open-plan living, dining, and kitchen area, with a generous bedroom and modern bathroom. Set within a well-maintained building with lift access, the apartment also benefits from secure basement parking accessed via sensor-controlled doors, offering both convenience and peace of mind. Perfectly positioned in the heart of the City Centre, the property is moments from an excellent selection of shops, cafés, bars, and restaurants, with superb transport connections close by.

MAIN ROOMS AND DIMENSIONS

Communal Entrance
Access via security entrance door. Stair and lift access to upper floors.

Entrance Hall

Open Plan Lounge/Dining & Kitchen 22'3" x 21'10"

This impressive open plan room incorporates lounge, dining and kitchen area.

Kitchen Area

Fitted with a good range of modern units with work surfaces over incorporating sink and drainer unit, island unit with breakfast bar, integrated appliances include an electric oven, electric hob with extractor chimney over, fridge freezer, dishwasher and washing machine.

Bedroom 1 13'10" x 13'1"

Sash window to front with secondary glazing and electric wall mounted heater.

Bathroom

Low level WC, pedestal washbasin and panel bath with mains shower over, tiled floor, part tiled walls and electric heated towel rail.

Outside
The property benefits from an allocated secure parking space.

Council Tax Band
The Council Tax Band is Band C.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 106 years remaining on the lease. The ground if £125.00 per annum.

The service charge is £2,000.00 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

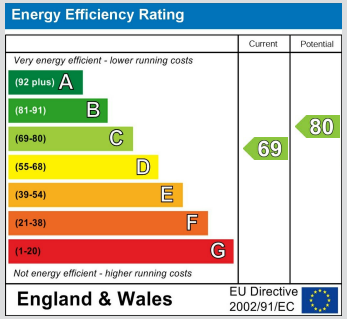
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

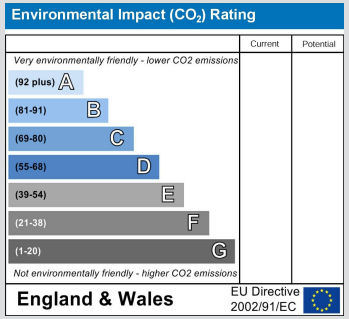
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

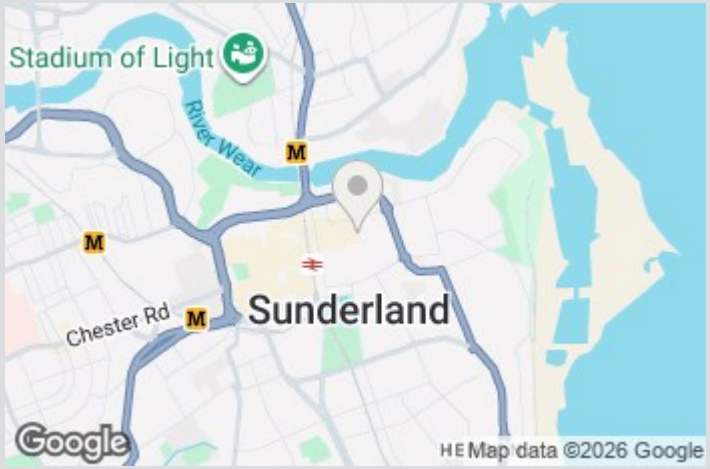
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

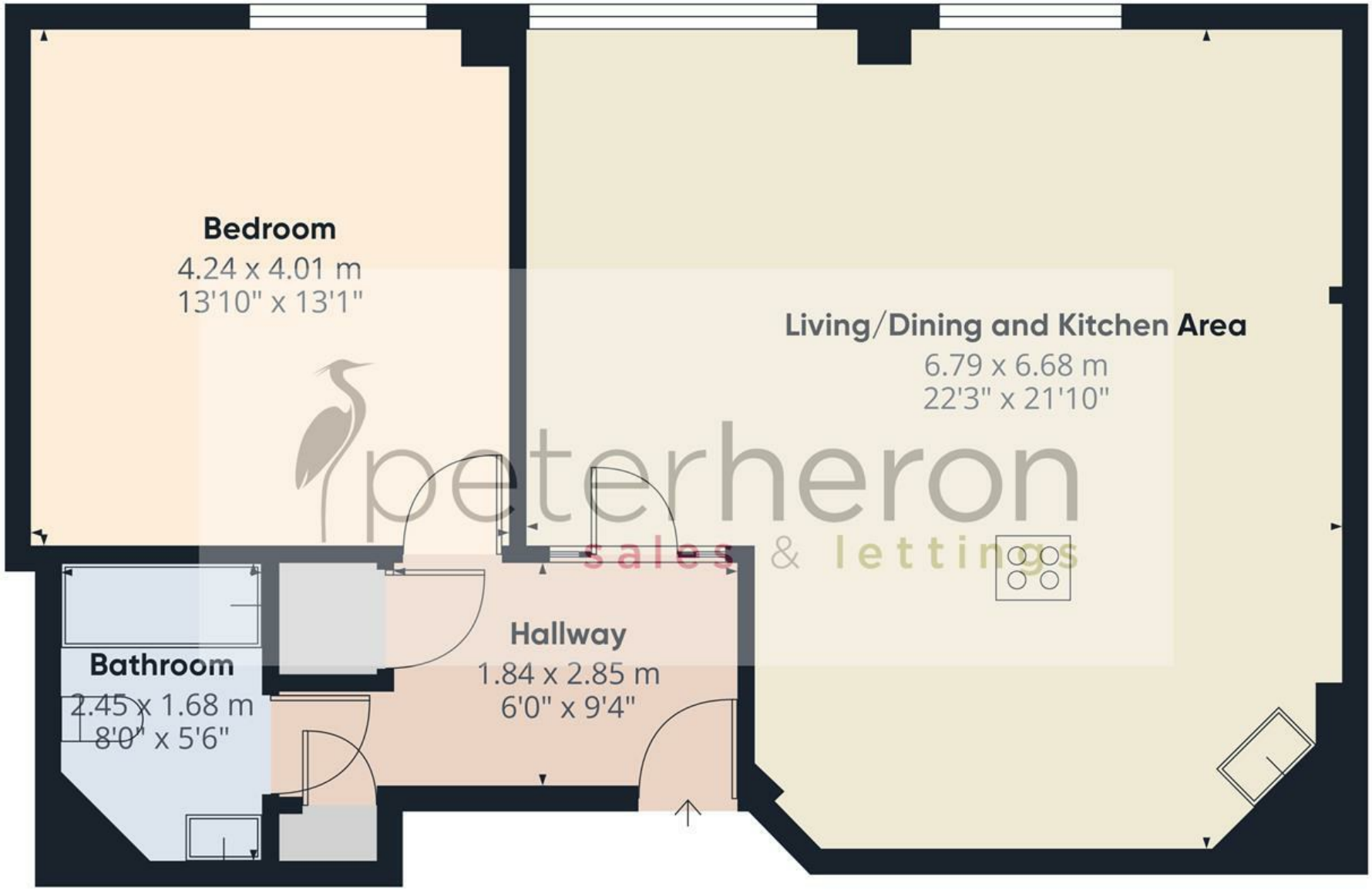
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

MAIN ROOMS AND DIMENSIONS









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Approximate total area(1)

67.5 m²

727 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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