



Beatrice House, Royal Courts, Sunderland

£70,000







This desirably situated first floor two bed apartment which is perfect for the City Centre, University Campus and all other amenities offers the superb living space ideal for professionals. The property has a 15ft living room, 9ft kitchen, complete with integrated appliances, two comfortable bedrooms and externally shares delightful communal gardens and parking facilities. Benefiting from central heating and double glazing this superb apartment should be viewed as a matter of urgency to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## First Floor Apartment

Access via entrance door.

### Hall



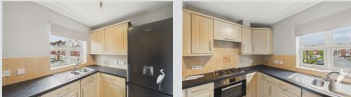
Radiator.

### Lounge 11'8" x 14'11"



Double glazed window and radiator.

### Kitchen 9'9" x 6'3"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven with gas hob and hood and a washing machine. Space for fridge freezer. Double glazed window.

### Bedroom 1 10'2" x 11'0"



UPVC double glazed sliding door to balcony and radiator.

### Bedroom 2 6'8" x 10'7"



Double glazed window, radiator and built in wardrobes.

### Bathroom



Low level WC, washbasin and bath with overhead shower, radiator and double glazed window.

### Outside

Communal gardens, allocated parking.

### 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 the Lease Term is 125 years from 1/1/2000 and the Ground Rent is £40.00 per annum.

The service charge is £133.00 per month which covers building insurance, maintenance and cleaning communal areas, maintenance of gardens and electric gates.

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:-  
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# MAIN ROOMS AND DIMENSIONS

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

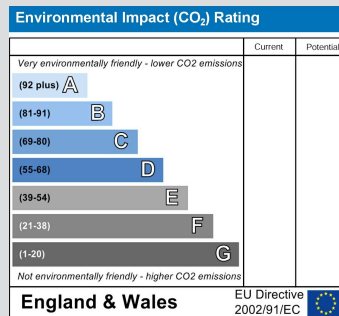
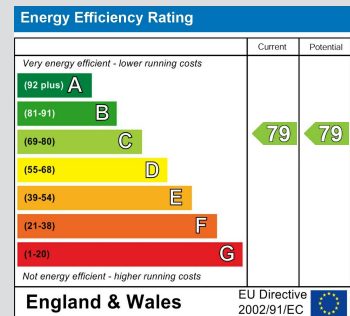
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

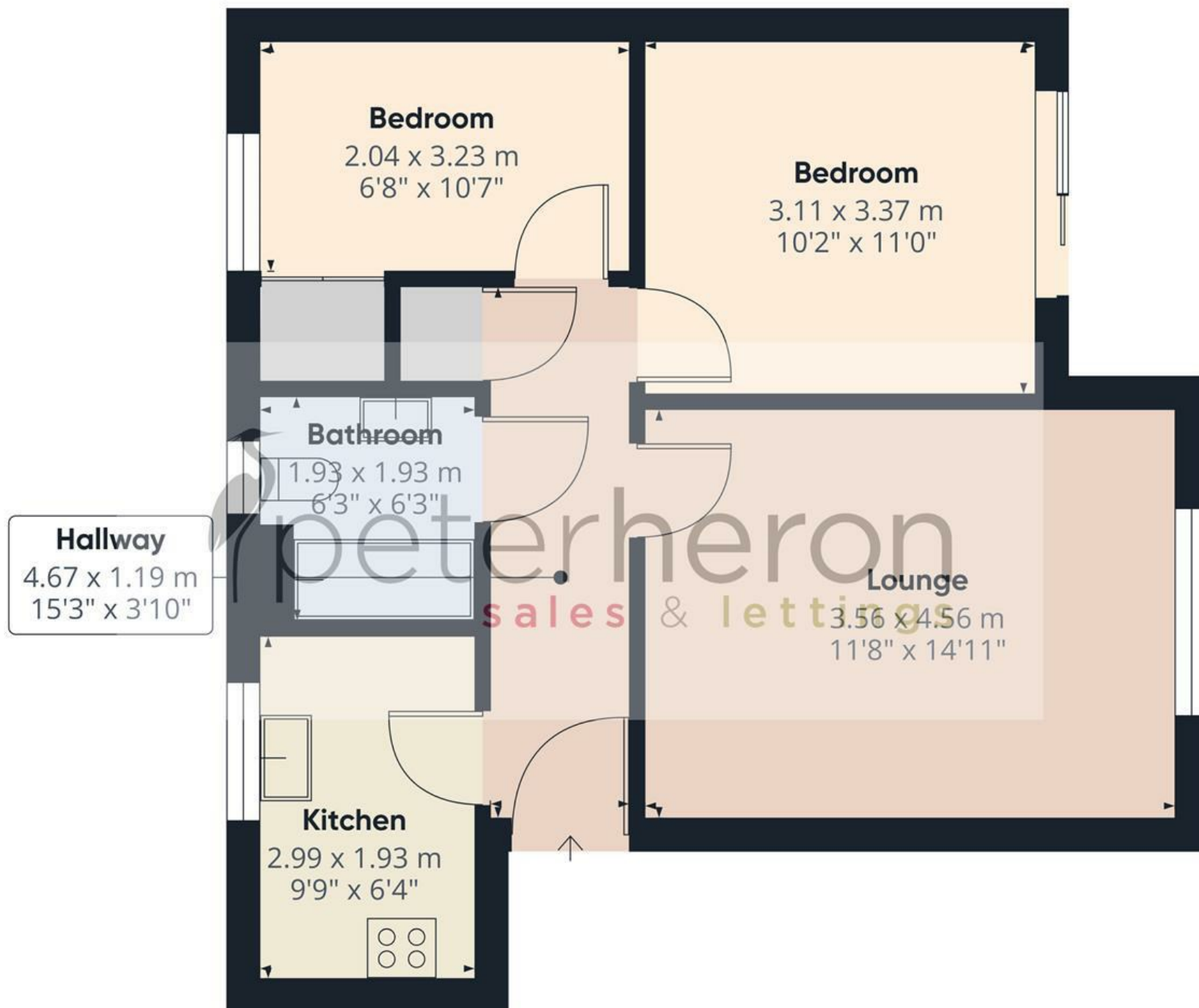
## Ombudsman

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



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Approximate total area<sup>(1)</sup>

49.9 m<sup>2</sup>  
536 ft<sup>2</sup>

(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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