



1 bed lower flat to buy in SR2

Edmond Court, Ryhope, Sunderland,
Tyne and Wear, SR2 0DY

£30,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Garage parking

Property features

- ✓ Ground floor flat
- ✓ Popular location
- ✓ Offered with tenant in situ
- ✓ Currently achieving £6012 per
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

Description

*** Sold via modern Auction *** Terms and fees apply ***

Pattinson estate agents are delighted to present this exceptional investment opportunity situated in the highly sought-after Hollycarside area of Sunderland.

This charming one-bedroom ground floor flat is an ideal choice for investors, featuring a long-term tenant who has maintained the property impeccably. The presence of a reliable tenant ensures an immediate return on your investment, with the property generating £6012 per annum.

Strategically located, this property offers convenient access to a range of amenities, shopping centres, and educational institutions. The excellent road and public transport links provide seamless connectivity to Sunderland city centre, Seaham, and other surrounding areas.

The property layout includes:

- Entrance hallway
- Spacious living room
- Well-appointed kitchen
- Comfortable bedroom
- Bathroom

Additionally, the apartment comes with a single garage in a separate block, offering secure parking or additional storage space.

This is a prime opportunity for those looking to start or expand their property portfolio, with an attractive immediate annual return of £6012.

For further details, please contact our Sunderland team.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 192

Annual Service Charge Amount: £1,001.00

Service Charge Review Period: Year

Price: Starting Bid £30,000

Property Type: Lower Flat

Parking: Garage

Heating: Gas

Living Room

Front aspect UPVC window, GCH radiator. Carpet flooring



Kitchen

Front aspect UPVC window, GCH radiator. Vinyl flooring. Wall and base cabinets. Integrated oven and hob. Plumbing for washing machine. Stainless sink



Bedroom 1

Front aspect UPVC window, GCH radiator. Carpet flooring




Bathroom

Tile walls and flooring. Bath with shower, pedestal basin and low level W/C





| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | 44 | |
| (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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Contact your local branch today for more information on this property:
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