



## 2 bed apartment to buy in SR1

Upper Market Square, Sunderland, Tyne and Wear, SR1 3LH

**£25,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ 2 bedroom fourth floor flat
- ✓ Prime city centre location
- ✓ Ideal for first time buyers and Investors
- ✓ Vacant possession
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to welcome to the market this two-bedroom apartment, perfectly situated in the heart of Sunderland City Centre.

Located within the iconic Planet House, this fourth-floor property is offered with vacant possession and no onward chain, making it an ideal choice for both owner-occupiers and investors looking for a high-yield opportunity.

### The Property

The apartment offers well-proportioned living space throughout. The accommodation briefly comprises a private entrance hallway leading to a bright open-plan lounge and dining area. The kitchen is functional and provides ample storage and workspace.

The property features two double bedrooms and a central family bathroom. Further benefits include double glazing and electric heating.

### Location

The location is a standout feature, situated directly opposite Sunderland Train Station. Residents enjoy immediate access to local and national rail links, the Metro system, and the Park Lane Interchange. The city's full range of shops, bars, restaurants, and the University of Sunderland are all within easy walking distance.

### Key Features:

Two Double Bedrooms

Vacant Possession & No Onward Chain

Prime City Centre Location

Fourth Floor with Lift Access

Excellent Investment Potential

Council Tax Band A

Viewing is highly recommended to appreciate the space and convenience on offer. Please contact our Sunderland Branch to arrange your appointment.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 113

Annual Ground Rent Amount: £90.00

Annual Service Charge Amount: £1,740.00

Service Charge Review Period: yearly

Price: Starting Bid £25,000

Property Type: Apartment

Parking: Permit Parking

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

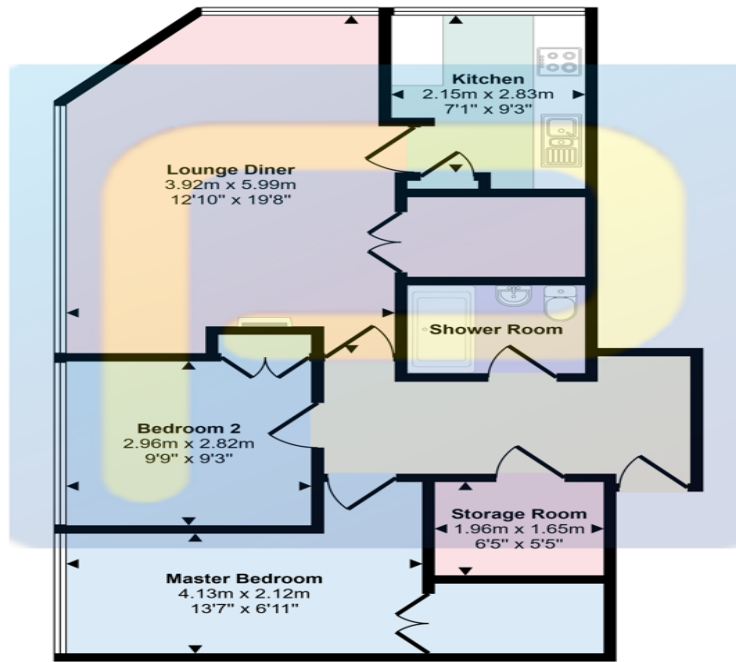
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Approx Gross Internal Area  
70 sq m / 755 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Upper Market Square, Sunderland, Tyne and Wear, SR1 3LH

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

