



**hackett**  
PROPERTY

31 River View, Low Street, Sunderland, Tyne and Wear

SR1 2AT

▪ Fifth floor apartment



£67,500



1 Bathroom



2 Bedrooms

### PROPERTY FEATURES

- Close to City Centre
- Two bedrooms
- Currently tenanted

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PRS Property Redress Scheme

Riverside spacious fifth floor two bedroom modern luxury apartment situated on Sunderland Fish Quay, within easy reach of City Centre. Internally featuring fully equipped kitchen, night storage heating, laminate floors, double glazing and entrance phone. The accommodation briefly comprises; lift access, reception hall, 'L' shaped living room ideal for lounge and dining purposes, fully fitted kitchen, two bedrooms and bathroom/WC. Allocated garage parking to ground floor, balcony. The apartment is currently tenanted and therefore represents an ideal investment opportunity.

## Agents Note

The development has cladding to the upper floors which we understand does not meet current standard under The Building Safety Act 2022. Remedial works will be required and the cost of this may be charged back to the Leaseholders via the management company.

## Property Information

Tenure - Leasehold  
Lease - 125 years from 01/01/2004  
Ground Rent 2021/2022 - £239.65 per annum  
Service Charge 01/01/2022 - 31/12/2022 £3282.68 per annum approximately  
Buildings Insurance 2021/2022 - £366.18 per annum

Please note these are the most recent figures we have & are subject to change. These charges are correct to the best of our knowledge.

Prospective purchasers should clarify this information with their solicitor prior to exchange of contracts.

Council Tax Band B

## The accommodation comprises;

### Communal Entrance

With lift access to fifth floor.

### Reception Hallway

Providing access to main body of the accommodation with two storage cupboards.

### Living Room ('L' shaped)

5.08m (16' 8") narrowing to 2.64m x 5.46m (8' 8" x 17' 11") narrowing to 3.05m (10') approximately  
With oversized windows taking full advantage of the magnificent river views stretching out over the North Sea itself. Providing ample space for lounge and dining purposes, glass paned door leads to balcony. Other benefits include spot lighting, satellite television access, telephone point and into:

### Fitted Kitchen

2.31m x 2.29m (7' 7" x 7' 6") approximately  
Fitted with a modern range of maple style laminate units to wall and base with brushed steel furniture and laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monobloc tap fitting and four ring halogen hob, over which there is a brushed steel filter hood. Other benefits include split level electric oven, microwave, washer dryer, continuation of the laminate flooring, fridge freezer, dishwasher, tiled splash backs and spot lighting.

### Bedroom One

2.74m x 3.76m (9' x 12' 4") approximately  
Substantial double bedroom with picture window and glass paned door to rear balcony.

### Bedroom Two

3.76m x 2.59m (12' 4" x 8' 6") approximately  
Well proportioned double bedroom.

### Bathroom/WC

Equipped with a white three piece suite with chrome furniture including low level W/C, pedestal hand basin and panelled bath over which there is a shower curtain and bath shower attachment. Other benefits include tiled flooring and part to wall, spot lighting, extractor fan and chrome heated towel rail.

### Balconies

The apartment features two balconies, the larger of which overlooks the riverside aspects affording magnificent views, while the second balcony overlooks the rear elevations.

### Garage

Accessed via sensor operated gates providing one allocated parking bay for residents use.