



hackett
PROPERTY

52 St Michaels Court, Sunderland SR2 8JU

■ MODERN TOP FLOOR APARTMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

£90,000



1 Bathroom



3 Bedrooms

PROPERTY FEATURES

- Tenure - Leasehold, Council Tax Band B
- Within Easy Reach Of City Centre

12a Frederick Street,
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



Spacious well presented modern purpose built top floor three bedroom luxury apartment, enjoying tranquil and green aspects across the adjacent communal grounds, whilst remaining within easy access of the city centre and university. Internally the accommodation briefly comprises; communal entrance with stairs to second floor, reception hallway, living room which is ideal for lounge and dining purposes, breakfasting kitchen, 3 bedrooms and a bathroom/ WC with shower. Externally there is allocated parking in a landscape central court yard and further well maintained communal gardens. Modern features include, double glazing, gas central heating and entrance phone system. Viewing essential.

Property Information

Tenure - Freehold

Lease - 150 years from 1st January 2005

Service charge 2024 - £129.52 per month - reviewed annually in January

Ground rent - £100.70 per annum paid in two instalments

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

Accommodation

Communal Entrance

With stairs to second floor.

Reception hallway

Accessing the main body of the accommodation with storage cupboard, spotlighting, entrance phone, loft access, telephone point and a radiator.

Living Room

3.91m x 4.27m (12' 10" x 14') approximately
With double aspect windows taking full advantage of the leafy views and maximising natural light, providing ample space for lounge and dining purposes. Features include satellite television access and telephone point.

Breakfasting Kitchen

8' 9" x 9' 2" (2.67m x 2.80m) approximately
Fitted with a maple style laminate range of units to wall and base with stone effect laminated roll top work surfaces incorporating a one and a half stainless steel drainage sink with chrome monobloc tap fitting. Other benefits include a full ring gas hob, electric oven, brushed steel extractor hood, vinyl flooring, tiled splash backs, spotlighting, space for fridge freezer, integrated washer/dryer, TV area point, telephone point and space for dining table.

Bedroom One

14' 2" x 10' 1" (4.31m x 3.08m) approximately
Excellent double bedroom with radiator.

Bedroom Two

10' 1" x 10' 4" (3.08m x 3.16m) approximately
Double bedroom with radiator.

Bedroom Three

9' 3" x 8' 11" (2.82m x 2.71m) approximately
Well proportioned bedroom with radiator.

Bathroom & Toilet

Fitted with a white three-piece suite with chrome furnishings. Includes a bath shower attachment, and a shower screen. Other benefits include vinyl flooring, part tiling, spotlighting, extractor, radiator and window with obscure glass.

Garden

Communal gardens/ Grounds for communal use and ideal for enjoying warmer summer months.

Agent Notes

Parking situated in a front court yard, the apartment has 1 allocated parking bay, along with shared visitor parking.