


**Victoria Court**, Royal Courts, Sunderland £75,000











This attractive two bedroom ground floor apartment is situated within the sought after Royal Courts Development, perfectly located for Sunderland City Centre, the University, Sunderland Royal Hospital, the A19 The Metro and excellent transport links on the doorstep. Briefly comprising, communal entrance hall, apartment entrance hall, lounge, kitchen, two bedrooms, en-suite shower room and separate bathroom. Externally there are communal gardens and allocated parking. No upward chain.

# MAIN ROOMS AND DIMENSIONS

**All on Ground Floor**
Access via entrance door.

**Entrance Hall**



Radiator and storage cupboard.

**Lounge**




Three double glazed sash windows, two radiators and feature fireplace. Door to kitchen.

**Kitchen**





Wall and base units with countertops over incorporating 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven with gas hob and good. Space for fridge freezer and wanting machine. Radiator and double glazed window.

**Bedroom 1**




Double glazed window and radiator. Door to en-suite.

**En-Suite Shower Room**



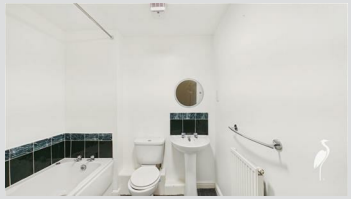
Low level WC, washbasin and shower cubicle, radiator.

**Bedroom 2**




Double glazed window and radiator.

**Bathroom**

Low level WC, washbasin and bath, radiator.

**Outside**
Allocated parking and attractive communal gardens.

**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 1/7/2000 and the Ground Rent is £40.00 per annum.

The service charge is £1,572.00 per annum.

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.

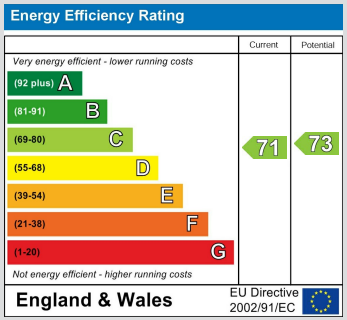
# MAIN ROOMS AND DIMENSIONS

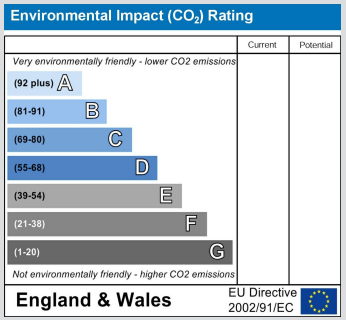
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**Fawcett Street Viewings**
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

**Opening Times**
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

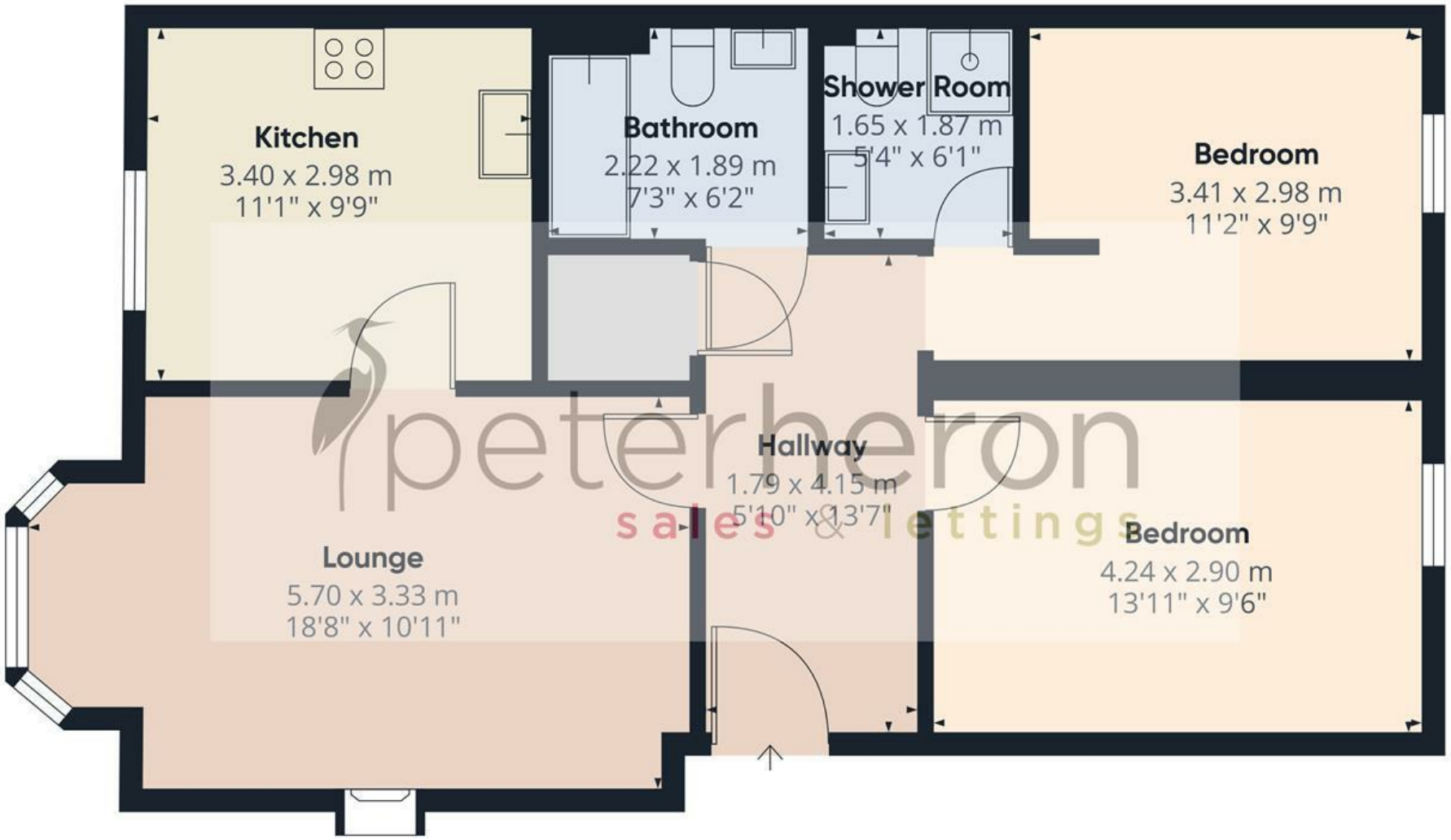
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**Approximate total area**(1)

67.1 m²

722 ft²

(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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