



## 1 bed studio flat to buy in SR1

Borough Road, City Centre, Sunderland,  
Tyne and Wear, SR1 1HR

**£17,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Ground floor apartment
- ✓ For sale via modern auction
- ✓ City centre location
- ✓ Ideal investment
- ✓ 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

To Be Sold Via Online Auction. FEES APPLY. Date To Be Confirmed.

Pattinson Estate Agents are delighted to offer for auction this one-bedroom, fully furnished studio apartment located in Sunderland City Centre.

This well-presented studio features a combined living area, bedroom, and kitchenette, providing a comfortable and efficient living space. The property also benefits from a separate shower room, which includes a WC and wash basin.

Ideally positioned for city centre professionals or students, the apartment is conveniently situated close to Sunderland University campus. It also serves as an excellent city centre base, with superb transport links including bus routes and the Metro system just a short walk away.

This property is particularly attractive for investors looking to start or expand their portfolio.

For further details or to arrange a viewing, please contact our Sunderland branch.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 244

Annual Ground Rent Amount: £150.00

Ground Rent Review Period: Yearly

Annual Service Charge Amount: £2,080.00

Service Charge Review Period: yearly

Price: Starting Bid £17,000

Property Type: Studio flat

Parking: None

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

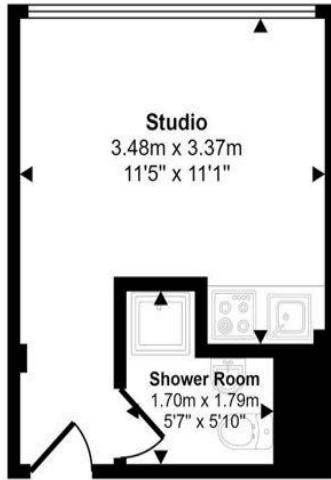
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Approx Gross Internal Area  
15 sq m / 165 sq ft



Studio

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>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | 68                         | 68        |
| (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<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

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