



2 bed apartment to buy in SR3

Amble Tower, Gilley Law, Sunderland,
Tyne and Wear, SR3 3AG

£79,995

 x 2  x 1  x 1

Tenure

Leasehold

On Street parking

Property features

- ✓ Unlimited Hot Water & Heating
- ✓ Leasehold
- ✓ High Rise
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

Description

Pattinson estate agents are delighted to offer to market, this wonderful two bedroom apartment situated on the top floor of Amble tower, in the popular area of Gilly law, Sunderland.

This beautifully presented property offers stunning views of Sunderland and Washington, including the famous Penshaw monument

This well presented property comprises of Entrance hall, leading to a large storage cupboard (currently used as a walk in pantry) 2 bedrooms, family bathroom and living area, with the kitchen being accessible from the living room.

In this modern Gentoo managed building, the service charges cover both the upkeep of the whole building including lifts, but incredibly it also covers the full water usage of the property, which means all heating bills are covered within the service charge.

It is also located close to local amenities, with supermarkets, Doxford business park and access to the A19 only a short distance away.

We anticipate good interest in this property and therefore would recommend an early viewing to avoid potential disappointment

Please contact Pattinson Sunderland on 01915143929 or email Sunderland@pattinson.co.uk

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 104

Annual Service Charge Amount: £2,074.00

Price: £79,995

Property Type: Apartment

Parking: On Street

Heating: Gas

Living Room

Double glazed window, Feature fireplace, Plush carpet flooring, Radiator



Kitchen

Double glazed window. Wall and floor cabinets. Integrated Miele Hob and extractor. Cabinet down lighting. Vinyl flooring. Undermount sink with mixer tap



Bedroom 1

Double glazing window. Carpet floor. Radiator



Bedroom 2

Double glazing window. Carpet floor. Radiator

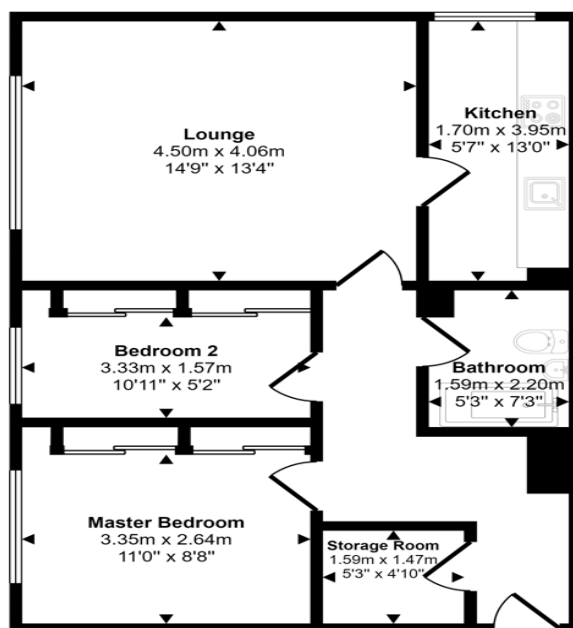


Family Bathroom

white 3 piece bathroom suite, including vanity W/C, small form sink, and multi-jet bathtub, with shower attachment. Vinyl flooring and fully tiled walls



Approx Gross Internal Area
60 sq m / 641 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	S1	S1
(69-80) C		
(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

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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