



11 King Charles Court Sunderland, SR5 4PD

PRICED TO SELL - INVITING OFFERS BETWEEN £40,000 AND £50,000 for this top floor accommodation in secure apartment complex which comprises: two bedrooms, spacious lounge, separate kitchen and family bathroom. An ideal purchase for a multitude of buyers.

An early viewing is recommended.



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- **Top Floor Apartment**

- **Living Room with Views**

- **Family Bathroom**

- **Communal Grounds & Parking**

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- **Two Bedrooms with Fitted Wardrobes**

- **Fitted Kitchen**

- **Secure Communal Entry**

Offers in Excess of £40,000

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Internally

On the top floor of this exceptionally well maintained apartment complex. The central hallway offers access to all areas of the apartment with two bedrooms both with sliding door wardrobes, the lounge benefits natural light from the bay window and the family bathroom has a modern bath with shower above, pedestal wash basin, low level w.c. and is full tiled throughout. The kitchen includes wall and base units with contrasting laminate worktop, the combi boiler and plumbing for washing machine.

Living Room 11' 2" x 14' 9" (3.4m excluding bay x 4.5m)

Kitchen 6' 11" x 12' 6" (2.1m x 3.8m)

Master Bedroom 11' 2" x 15' 9" (3.4m x 4.8m)

Bedroom 2 5' 7" x 12' 2" (1.7m x 3.7m)

Bathroom 5' 7" x 12' 2" (1.7m x 3.7m)

Externally

The communal areas to this complex are maintained to a very high standard. The garden areas are laid to lawn. There are allocated parking bays with ample visitor parking. Internally the secure communal entrance and internal hallways are exceptionally clean and beautifully maintained.

Disclaimer

Whilst we endeavour to ensure our sales particulars are accurate and reliable, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by WalkersXchange therefore we cannot give a guarantee as to their operating ability or efficiency. All measurements have been taken as a guide to prospective buyers only.

Energy Performance Certificate



11, King Charles Court, SUNDERLAND, SR5 4PD

Dwelling type: Top-floor flat
Date of assessment: 15 November 2018
Date of certificate: 19 November 2018
Reference number: 8468-7529-6269-6125-0996
Type of assessment: RdSAP, existing dwelling
Total floor area: 56 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,527

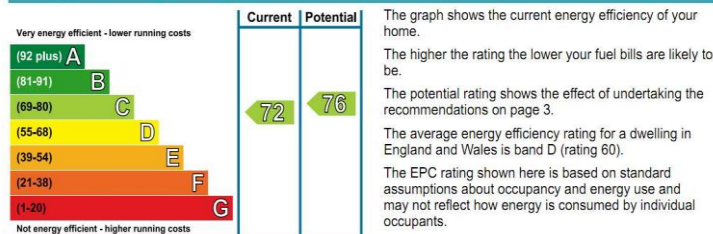
Over 3 years you could save £ 255

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	
Heating	£ 1,128 over 3 years	£ 873 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	£ 1,527	£ 1,272	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 255

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



IMPORTANT INFORMATION FOR PURCHASERS

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.