



**Price Guide £55,000**

## **Echo Building, West Wear Street, SR1 1XH**

Paul Airey are delighted to market this delightful sixth floor river view balcony apartment. The apartment offers contemporary living with fantastic views to the Wear Bridge, sea and city views. Beautifully appointed throughout, the accommodation comprises of communal entrance hall with secure entrance system, apartment entrance hall with superb 25ft open plan living/dining kitchen with patio doors to a spacious balcony. Two bedrooms, master including an en suite shower room, together with a separate main bathroom, all benefiting from electric heating. The property boasts the addition of allocated parking in the garage below. Situated in the popular riverside development, the property is just a stones throw away from the City Centre, shops, cafes and bars, close to the metro and bus links along with wider road networks. Immediate internal inspection is highly recommended.

FOR SALE VIA AUCTION, FEES OF £5000 PLUS VAT REQUIRED FROM THE BUYER.

# Echo Building, Sunderland, SR1 1XH

## Accommodation Comprises

### Communal Entrance



### Ensuite



### Entrance Hall

Electric panel heater, storage cupboard.

### Open Plan Living Kitchen

25'7" x 14'1" (7.816 x 4.302)



Electric panel heater, door entry system, recessed spot lighting, glazed door to terrace. The kitchen is fitted with a comprehensive range of floor and wall units, work tops with splashback, dishwasher, electric oven, ceramic hob with splashback and extractor over, recessed spot lighting, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer.

### Bedroom One

21'0" x 9'4" (6.424 x 2.847)



The master bedroom has an Electric panel heater, double glazed window with river views.

Modern white suite comprising low level WC, wash hand basin with mixer tap, shower with tiled surround, recessed spot lighting, chrome towel radiator, tiled floor.

### Bedroom Two

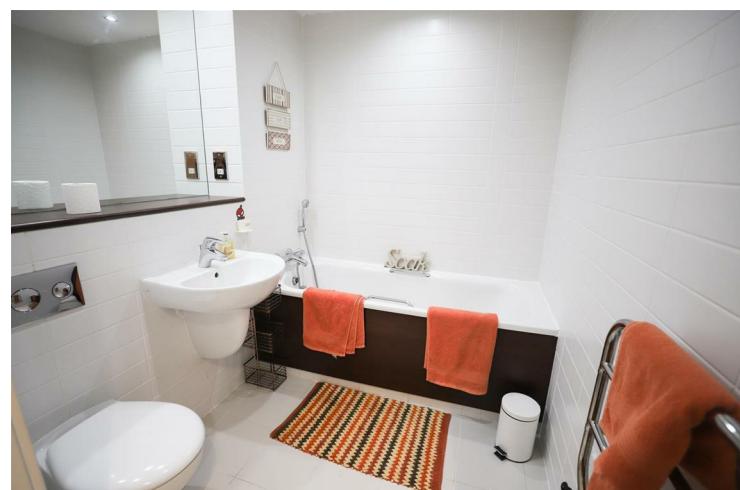
15'0" x 9'0" (4.584 x 2.764)



Double glazed window, electric panel heater, recessed wardrobe.

### House Bathroom

7'6" x 6'4" (2.304 x 1.943)



Modern white suite comprising low level WC, wash hand

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basin with mixer tap set in vanity unit, glass mirror, chrome towel radiator, bath with shower attachment, tiled walls.

## **Balcony**



The balcony offers fantastic views to the Wear Bridge, sea and city views.

## **External**



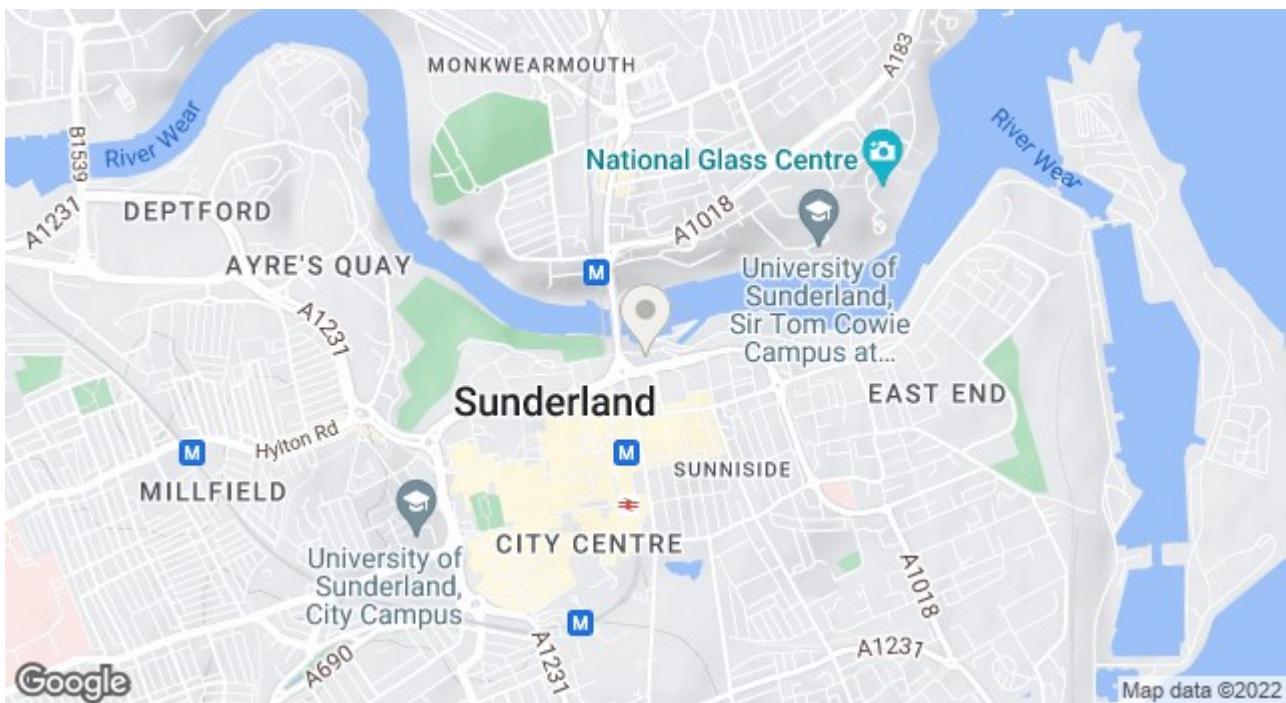
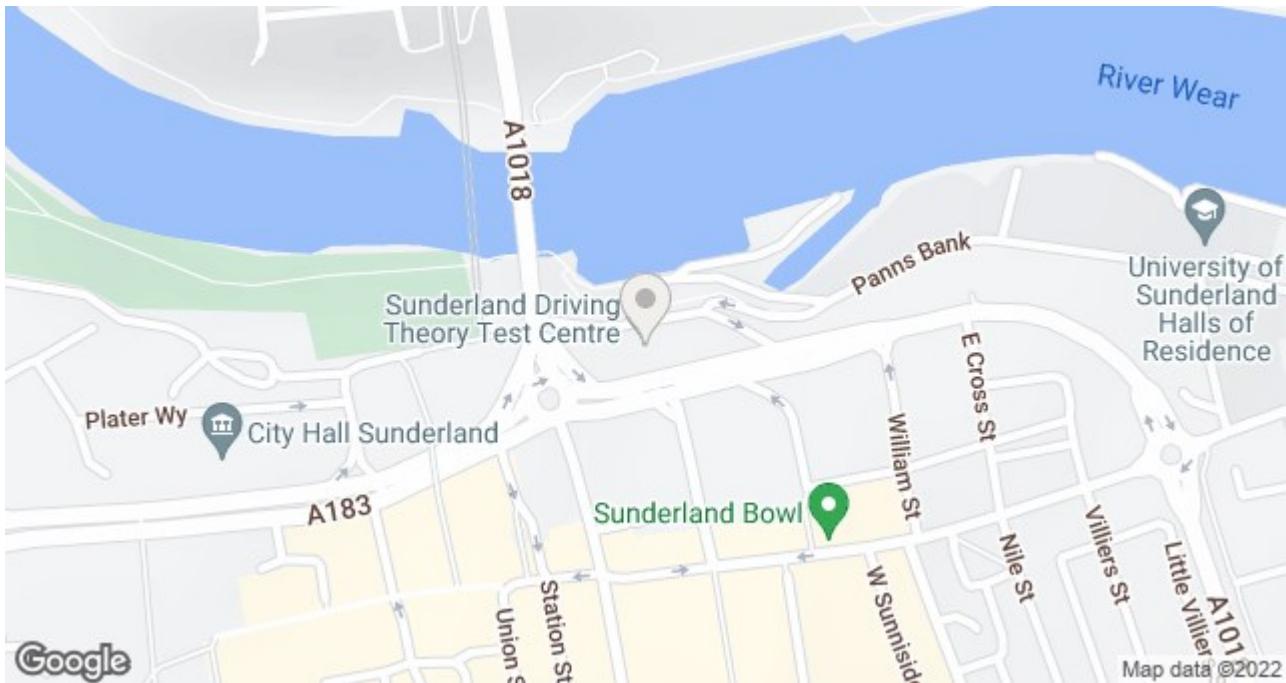
There is an allocated secure car parking space.

Council Tax Band - D

Tenure Leasehold - We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor.



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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		