



All Saints House Block B, Portobello Lane, Sunderland, SR6

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Auction Guide £5,000

* PHOTOS HAVE BEEN DECLUTTERED USING AI * 1 BEDROOM STUDIO APARTMENT * TENANT IN SITU *

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

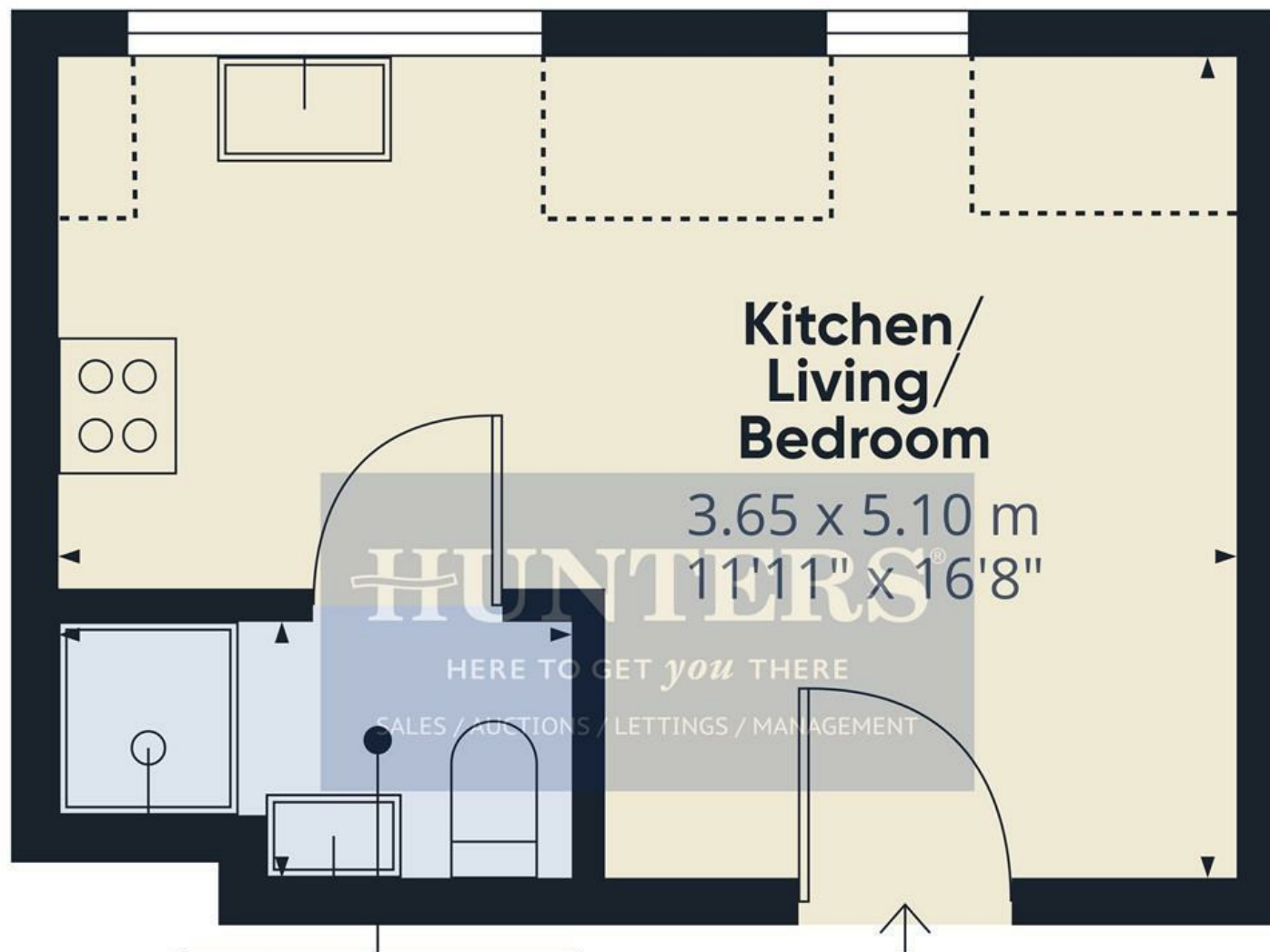
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken.

Services are optional.

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Approximate total area⁽¹⁾

17.9 m²

193 ft²

Reduced headroom

1.8 m²

19 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Kitchen/Living/Bedroom

11'11" x 16'8"

This versatile space combines the kitchen, living, and bedroom areas in one open-plan layout. The kitchen features contemporary white units with chrome handles, integrated appliances including an oven, hob, microwave, and fridge, and a black countertop that contrasts nicely with the tiled floor. Natural light floods in through a large window above the sink, offering views over surrounding rooftops and greenery. The living and bedroom areas have beige carpeting and sloped ceilings that add character. The bedroom zone comfortably accommodates a double bed, bedside tables, and a workspace with a desk and office chair, making it ideal for rest and study.

Bathroom

3'10" x 7'5"

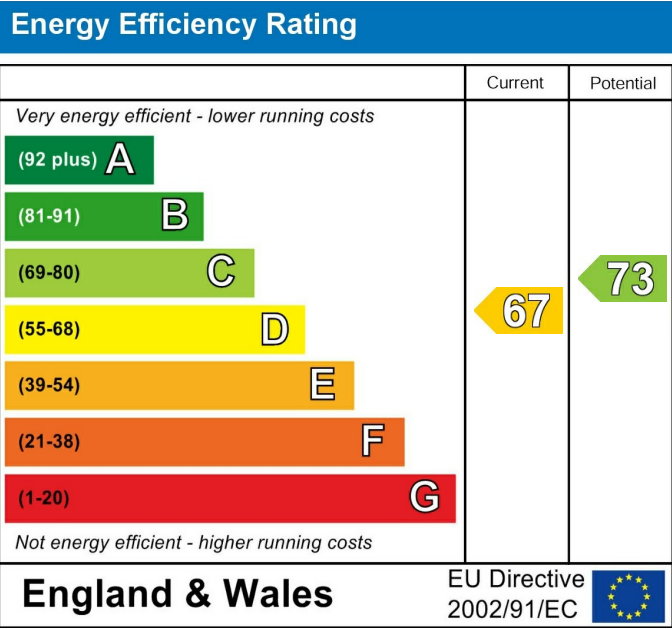
A bright, compact bathroom featuring a modern white suite with a corner shower enclosure, pedestal basin, and toilet. The shower area is tiled in a neutral cream marble-effect finish, adding a touch of elegance. A small mirror hangs above the basin, and the room benefits from clean white walls that enhance the light and space.

Gym and Games Room

Communal gym and games room facilities offer residents additional recreational space. The gym is equipped with various exercise machines and free weights, providing an excellent space for fitness enthusiasts. Adjacent to this is a bright games room with seating areas, a wall-mounted TV, and games tables including foosball and air hockey.

Front Exterior

Set within a modern red brick building, this property is part of a well-maintained block with multiple windows and dormer roof extensions. The exterior parking area offers convenient access for residents and guests, and the communal spaces inside provide additional amenities such as a gym and games room.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

