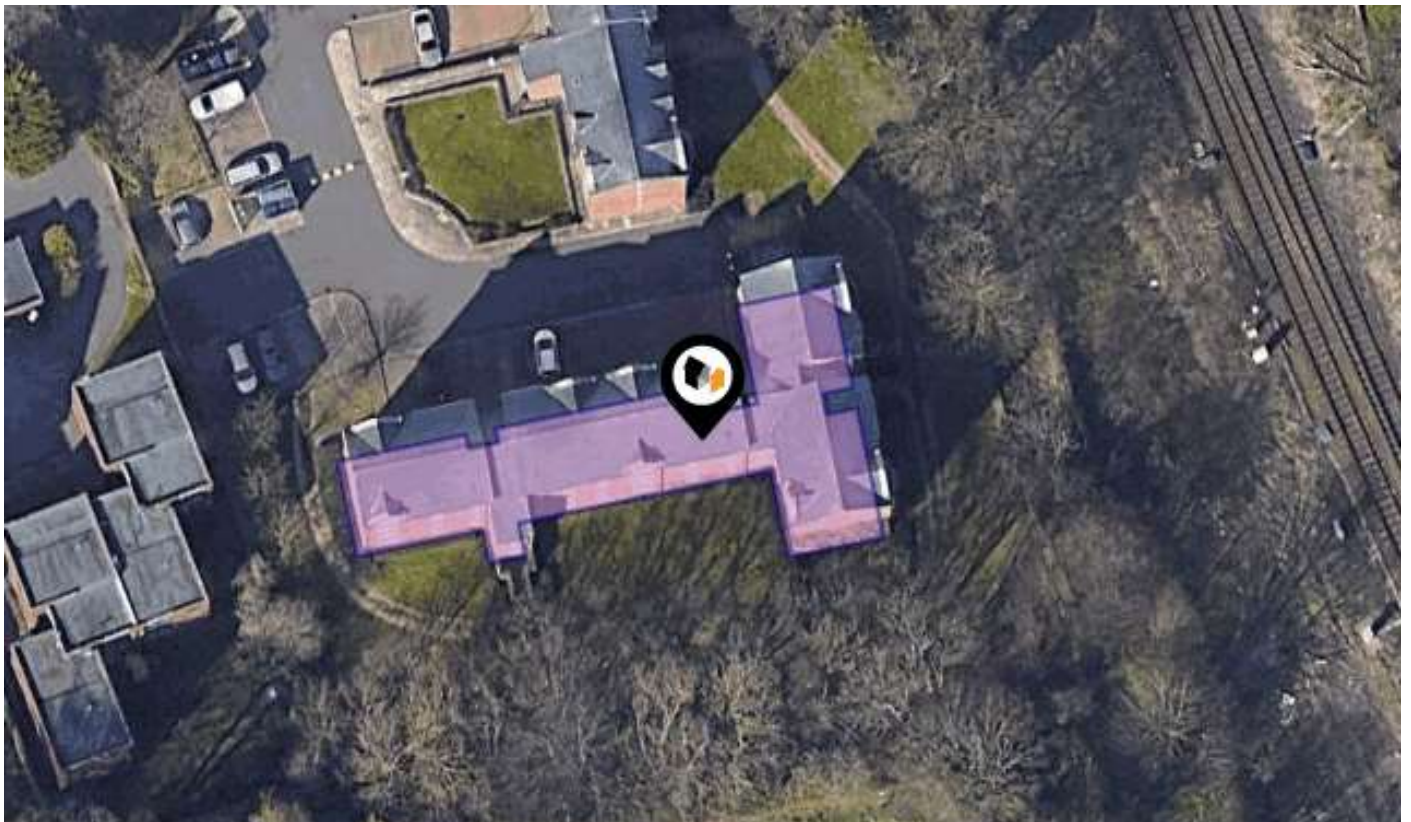




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05th September 2024



**APARTMENT 46, ST. MICHAELS, GRAY ROAD,
SUNDERLAND, SR2 8JU**

Landwood Group

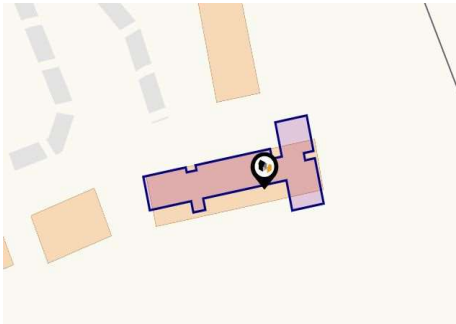
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property



Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 581 ft² / 54 m²
Plot Area: 0.1 acres
Year Built : 2003-2006
Council Tax : Band B
Annual Estimate: £1,553
Title Number: TY453508
UPRN: 45142713

Last Sold Date: 29/11/2007
Last Sold Price: £107,000
Last Sold £/ft²: £184
Tenure: Leasehold
Start Date: 21/09/2006
End Date: 01/01/2155
Lease Term: 150 years (less 1 day) commencing on 1 January 2005
Term Remaining: 130 years

Local Area

Local Authority: Sunderland
Conservation Area: Ashbrooke, Sunderland
Flood Risk:
 ● Rivers & Seas No Risk
 ● Surface Water High

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

15 mb/s **57** mb/s **1000** mb/s
  

Mobile Coverage:
 (based on calls indoors)

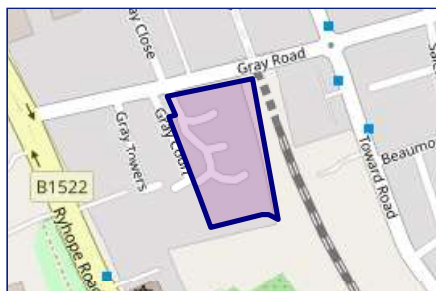
Satellite/Fibre TV Availability:

Property Multiple Title Plans

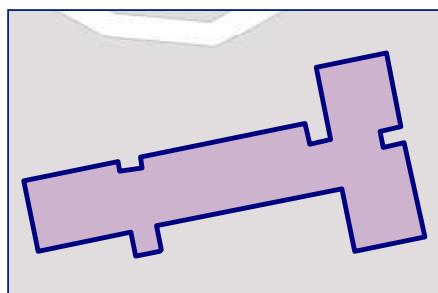
LANDWOOD
GROUP

Freehold Title Plan



DU22109

Leasehold Title Plan



TY453508

Start Date: 21/09/2006
End Date: 01/01/2155
Lease Term: 150 years (less 1 day) commencing on 1 January 2005
Term Remaining: 130 years

Property EPC - Certificate

LANDWOOD
GROUP

Apartment 46, St. Michaels, Gray Road, SR2 8JU

Energy rating

B

Valid until 04.08.2032

Certificate number
1732-7028-8100-0444-9206

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

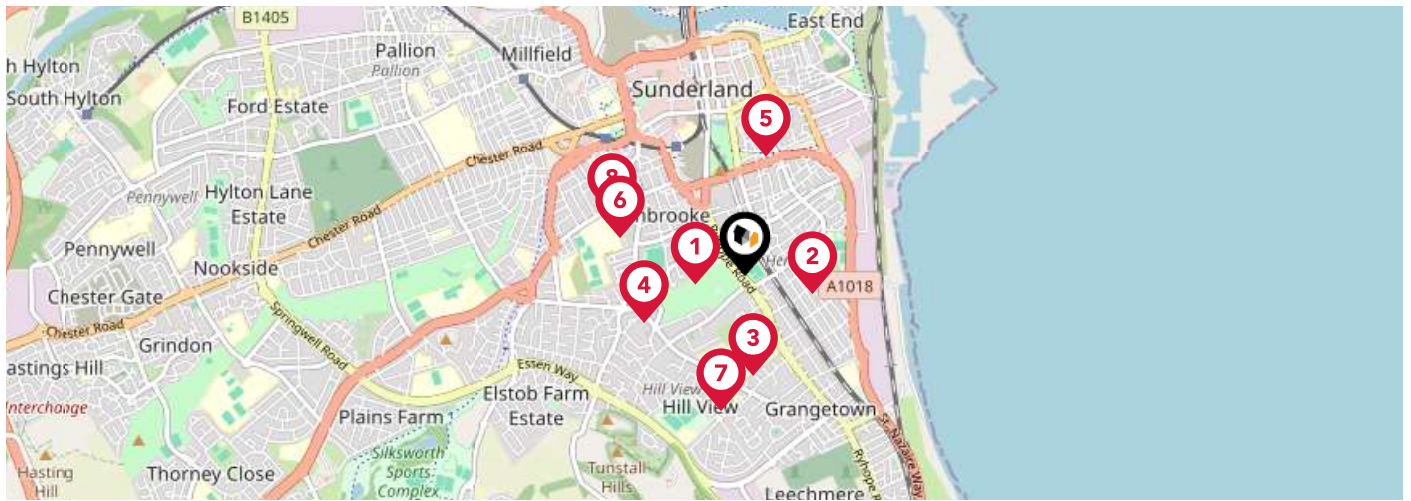
EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	54 m ²

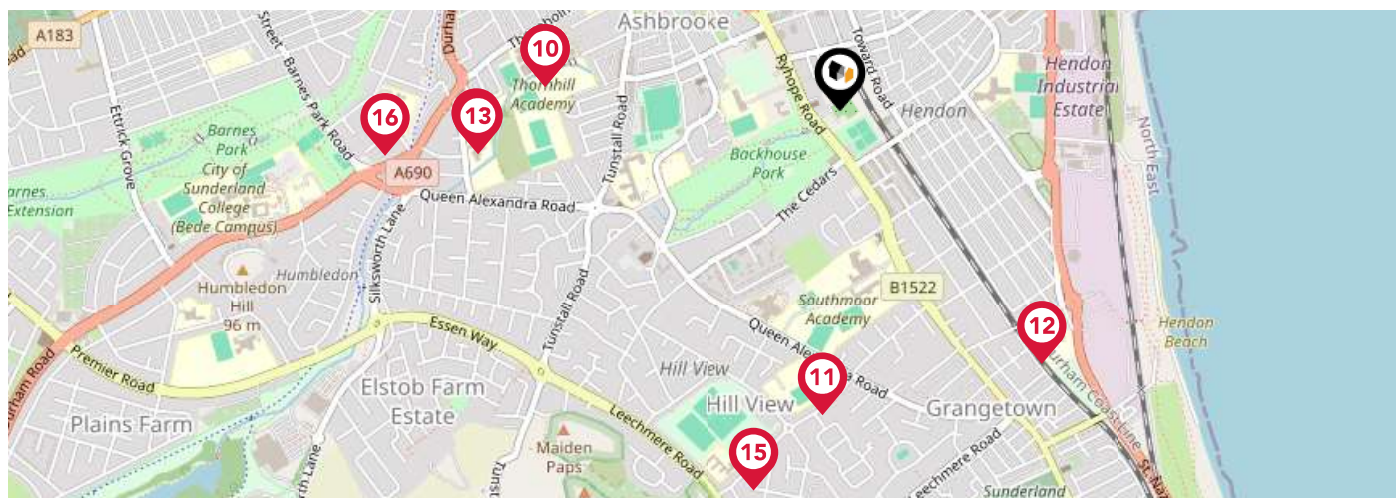
Area Schools











		Nursery	Primary	Secondary	College	Private
1	Ashbrooke School Ofsted Rating: Outstanding Pupils: 114 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Valley Road Academy Ofsted Rating: Good Pupils: 405 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Southmoor Academy Ofsted Rating: Good Pupils: 1436 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Aidan's Catholic Academy Ofsted Rating: Good Pupils: 943 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hudson Road Primary School Ofsted Rating: Good Pupils: 342 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Argyle House School Ofsted Rating: Not Rated Pupils: 226 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hill View Junior Academy Ofsted Rating: Good Pupils: 453 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Anthony's Girls' Catholic Academy Ofsted Rating: Good Pupils: 1321 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

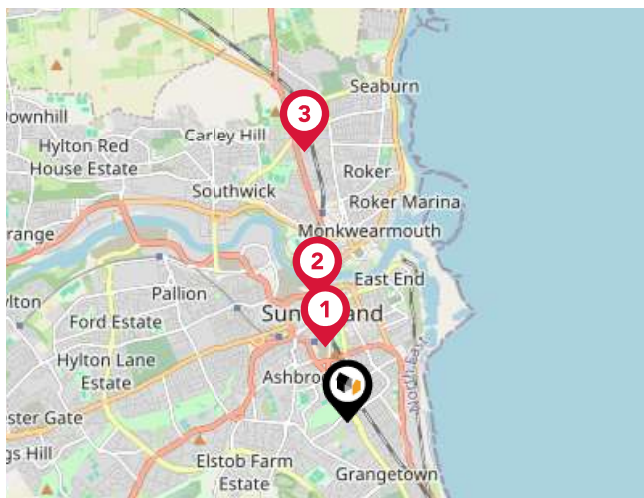
LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
	Thornhill Academy Ofsted Rating: Good Pupils: 596 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Consilium Evolve Ofsted Rating: Good Pupils:0 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hopespring Sunderland Ofsted Rating: Good Pupils: 20 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grangetown Primary School Ofsted Rating: Good Pupils: 322 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School, Sunderland Ofsted Rating: Good Pupils: 468 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barbara Priestman Academy Ofsted Rating: Good Pupils: 172 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hill View Infant Academy Ofsted Rating: Good Pupils: 452 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richard Avenue Primary School Ofsted Rating: Good Pupils: 457 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	0.66 miles
2	St Peters Rail Station	1.08 miles
3	Seaburn Rail Station	2.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	6.47 miles
2	A194(M) J2	6.56 miles
3	A194(M) J1	6.83 miles
4	A1(M) J64	7.07 miles
5	A1(M) J62	9.29 miles



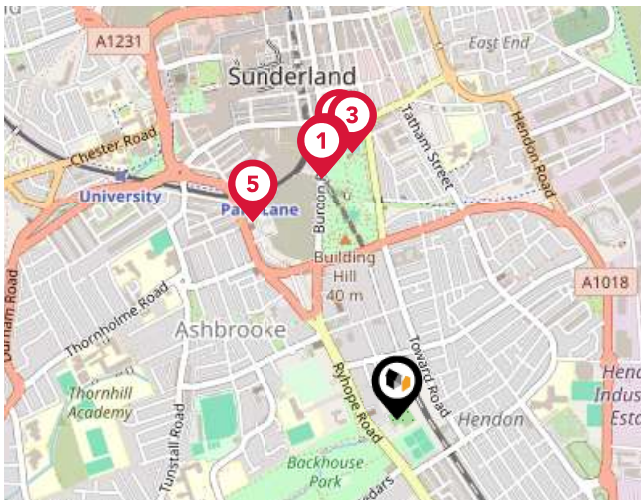
Airports/Helipads

Pin	Name	Distance
1	Airport	16.41 miles
2	Teesside Airport	26.67 miles
3	Leeds Bradford Airport	71.98 miles
4	Irthington	56.81 miles

Area

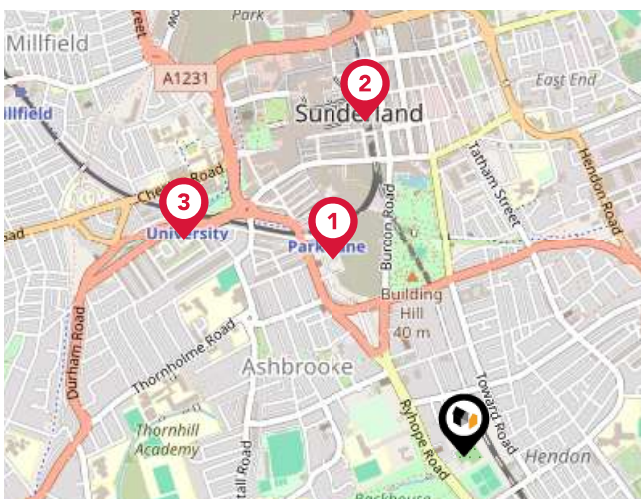
Transport (Local)

LANDWOOD GROUP



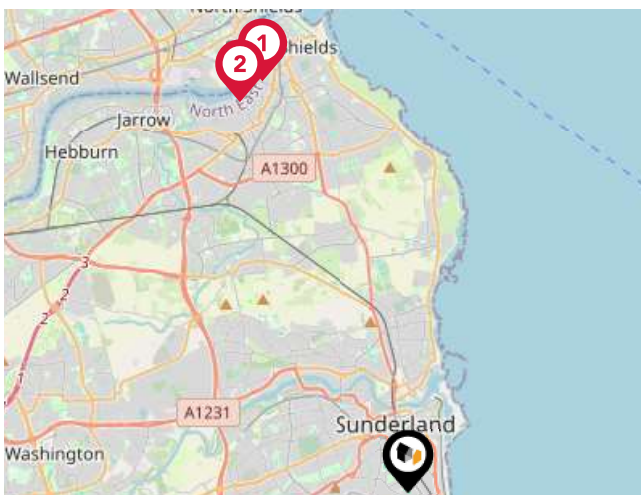
Bus Stops/Stations

Pin	Name	Distance
1	Burdon Road	0.54 miles
2	Burdon Road-Borough Road	0.54 miles
3	Borough Road-Toward Street	0.57 miles
4	Borough Road	0.58 miles
5	Sunderland Interchange	0.52 miles



Local Connections

Pin	Name	Distance
1	Park Lane (Tyne and Wear Metro Station)	0.5 miles
2	Sunderland (Tyne and Wear Metro Station)	0.74 miles
3	University (Tyne and Wear Metro Station)	0.75 miles



Ferry Terminals

Pin	Name	Distance
1	South Shields Ferry Terminal	7.45 miles
2	Newcastle International Ferry Terminal	7.26 miles

Landwood Group

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

