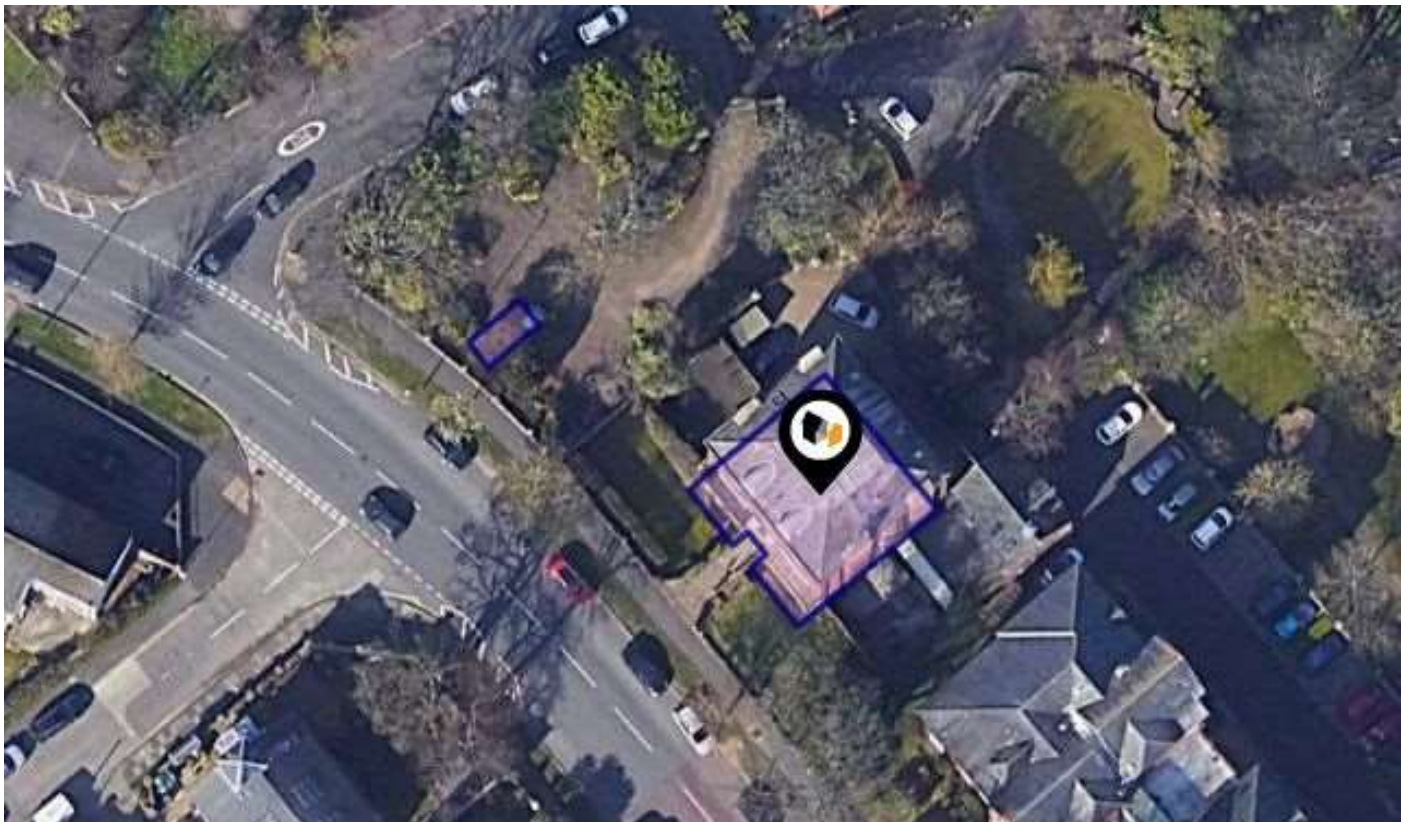# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05th September 2024

FLAT 4, 110, QUEEN ALEXANDRA ROAD, SUNDERLAND, SR2 9AJ

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	Flat / Maisonette	**Last Sold Date:**	17/10/2006
Bedrooms:	2	**Last Sold Price:**	£132,000
Floor Area:	775 ft^2 / 72 m^2	**Last Sold £/ft^2:**	£170
Plot Area:	0.05 acres	**Tenure:**	Leasehold
Year Built :	2004	**Start Date:**	05/01/2004
Council Tax :	Band C	**End Date:**	25/03/2128
Annual Estimate:	£1,775	**Lease Term:**	125 years from 25 March 2003
Title Number:	TY414173	**Term Remaining:**	103 years
UPRN:	45132842		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10 mb/s	**80** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Freehold Title Plan

TY388254

Leasehold Title Plan
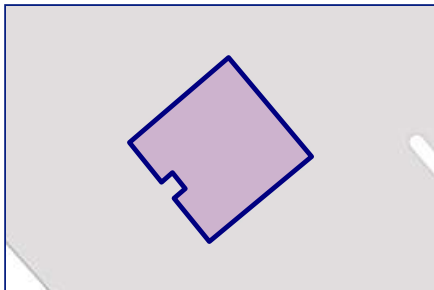
TY414173

Start Date:	05/01/2004
End Date:	25/03/2128
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Flat 4, 110, Queen Alexandra Road, SR2 9AJ

Energy rating

D

Valid until 22.11.2025

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			
69-80	**C**			76 | C
55-68	**D**			
39-54	**E**		57 | D	
21-38	**F**			
1-20	**G**			

EPC - Additional Data

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:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	72 m^2

Area
Schools
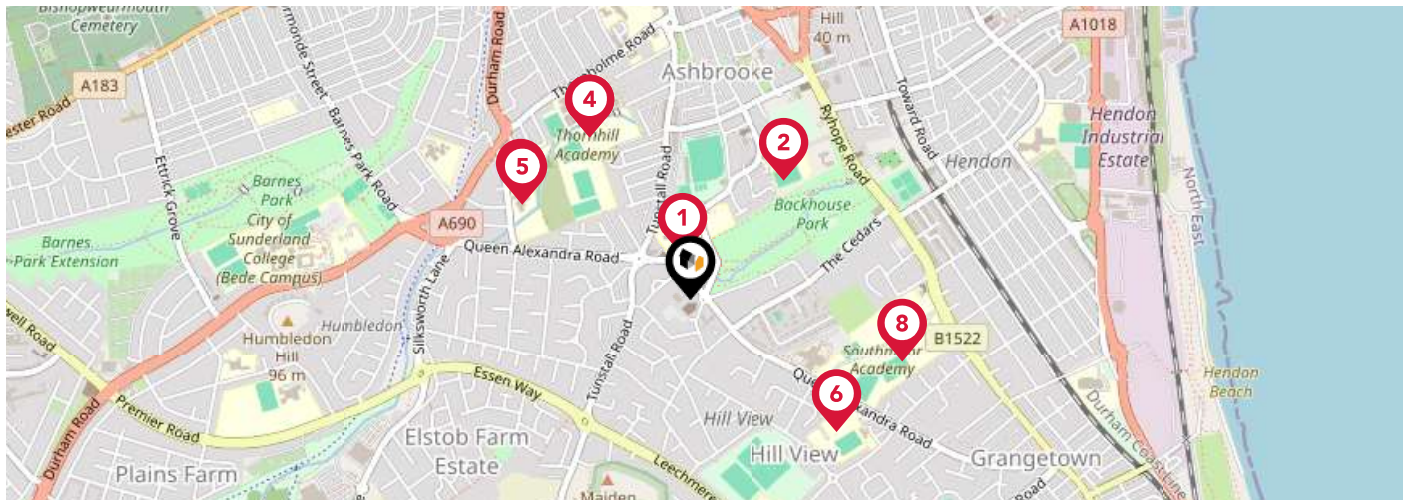
		Nursery	Primary	Secondary	College	Private
1	**St Aidan's Catholic Academy** Ofsted Rating: Good | Pupils: 943 | Distance:0.1	☐	☐	☑	☐	☐
2	**Ashbrooke School** Ofsted Rating: Outstanding | Pupils: 114 | Distance:0.32	☐	☐	☑	☐	☐
3	**Thornhill Academy** Ofsted Rating: Good | Pupils: 596 | Distance:0.41	☐	☐	☑	☐	☐
4	**Consilium Evolve** Ofsted Rating: Good | Pupils:0 | Distance:0.41	☐	☐	☑	☐	☐
5	**St Mary's Catholic Primary School, Sunderland** Ofsted Rating: Good | Pupils: 468 | Distance:0.41	☐	☑	☐	☐	☐
6	**Hill View Junior Academy** Ofsted Rating: Good | Pupils: 453 | Distance:0.42	☐	☑	☐	☐	☐
7	**Barbara Priestman Academy** Ofsted Rating: Good | Pupils: 172 | Distance:0.42	☐	☐	☑	☐	☐
8	**Southmoor Academy** Ofsted Rating: Good | Pupils: 1436 | Distance:0.47	☐	☐	☑	☐	☐
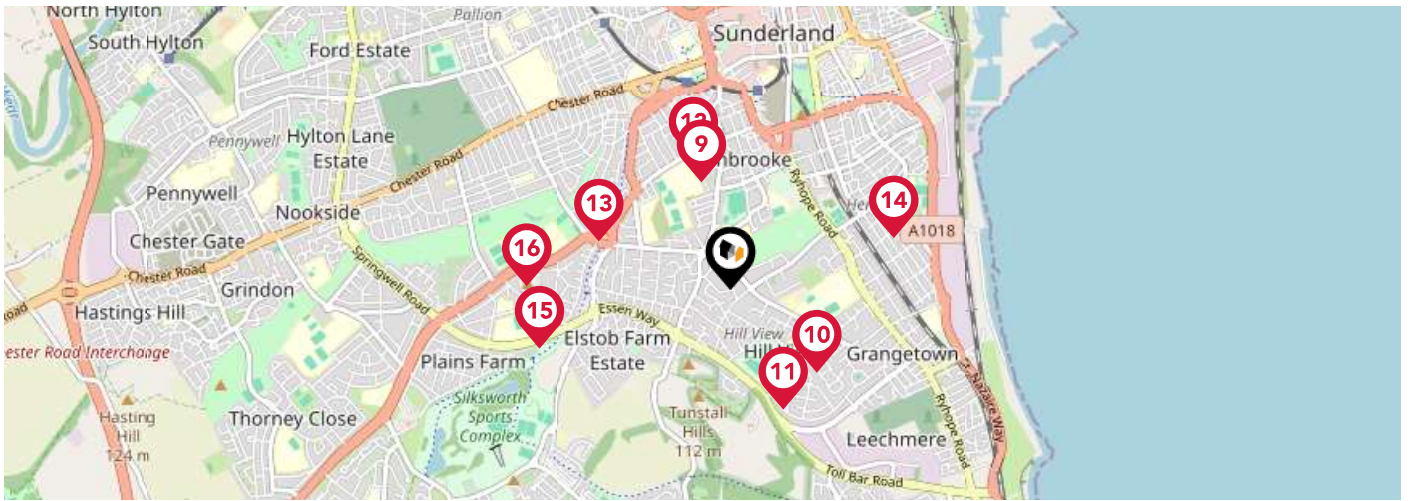
	Nursery	Primary	Secondary	College	Private
9 Argyle House School Ofsted Rating: Not Rated | Pupils: 226 | Distance:0.47	☐	☐	☑	☐	☐
10 Hopespring Sunderland Ofsted Rating: Good | Pupils: 20 | Distance:0.52	☐	☐	☑	☐	☐
11 Hill View Infant Academy Ofsted Rating: Good | Pupils: 452 | Distance:0.56	☐	☑	☐	☐	☐
12 St Anthony's Girls' Catholic Academy Ofsted Rating: Good | Pupils: 1321 | Distance:0.57	☐	☐	☑	☐	☐
13 Richard Avenue Primary School Ofsted Rating: Good | Pupils: 457 | Distance:0.59	☐	☑	☐	☐	☐
14 Valley Road Academy Ofsted Rating: Good | Pupils: 405 | Distance:0.73	☐	☑	☐	☐	☐
15 Plains Farm Academy Ofsted Rating: Good | Pupils: 188 | Distance:0.85	☐	☑	☐	☐	☐
16 City of Sunderland College Ofsted Rating: Good | Pupils:0 | Distance:0.86	☐	☐	☑	☐	☐

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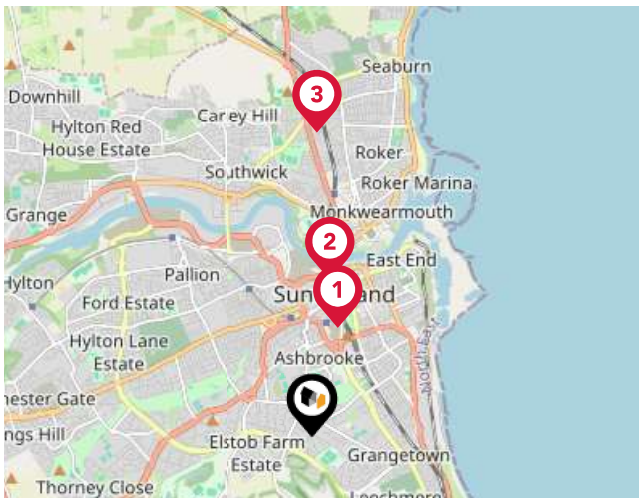
National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	0.95 miles
2	St Peters Rail Station	1.36 miles
3	Seaburn Rail Station	2.6 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	6.3 miles
2	A194(M) J2	6.32 miles
3	A194(M) J1	6.49 miles
4	A1(M) J64	6.64 miles
5	A1(M) J62	8.8 miles

Airports/Helipads

Pin	Name	Distance
1	Airport	16.27 miles
2	Teesside Airport	26.34 miles
3	Leeds Bradford Airport	71.62 miles
4	Irthington	56.42 miles

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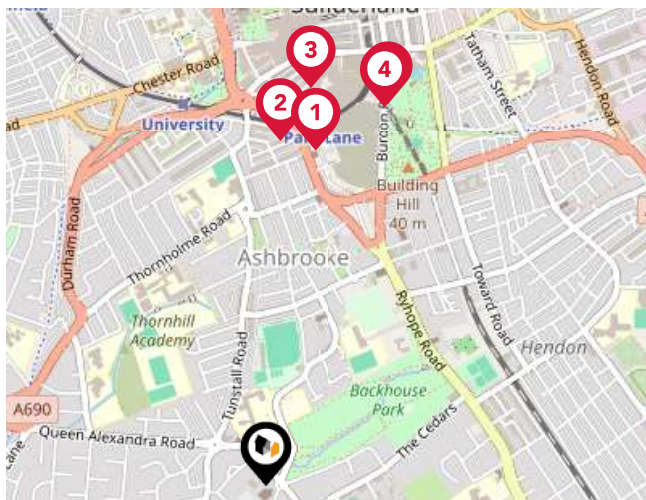
Bus Stops/Stations

Pin	Name	Distance
1	Sunderland Interchange	0.72 miles
2	Stockton Road-Mary Street	0.74 miles
3	Holmeside	0.85 miles
4	Burdon Road	0.85 miles
5	Burdon Road-Borough Road	0.85 miles
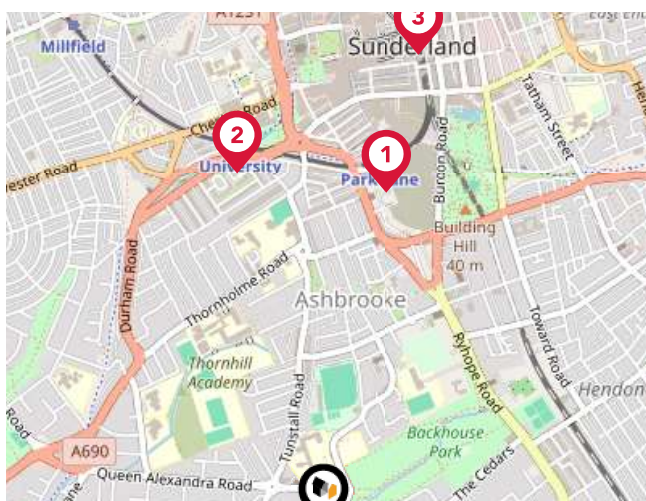
Local Connections

Pin	Name	Distance
1	Park Lane (Tyne and Wear Metro Station)	0.73 miles
2	University (Tyne and Wear Metro Station)	0.78 miles
3	Sunderland (Tyne and Wear Metro Station)	1.03 miles
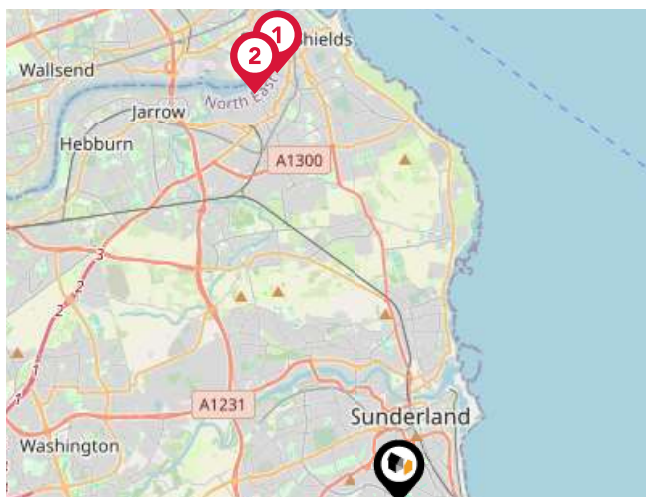
Ferry Terminals

Pin	Name	Distance
1	South Shields Ferry Terminal	7.6 miles
2	Newcastle International Ferry Terminal	7.39 miles

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail