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estate agents & chartered surveyors

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# ARGYLE SQUARE, SUNDERLAND £325,000

INVESTMENT SALE - 4 SELF CONTAINED FLATS PRODUCING - £32,700 PER ANNUM - The property is located on Argyle Square and comprises of a mid terraced property split into 4 self contained flats. Argyle Square offers a convenient location for easy access to Sunderland City Centre, local shops, amenities and good transport links. Internally the property briefly comprises of: Flat 1, Flat 2, Flat 3, Flat 4. Externally there is a front forecourt and a rear yard. Full details in relation to the tenancy details and rents are available upon request.

INVESTMENT SALE  
ALL LET

PRODUCING £32,700 PER  
ANNUUM  
EXCELLENT INVESTMENT

4NO FLATS  
PRODUCING £2750 PER  
MONTH  
VIEWING ADVISED  
EPC RATINGS: D, D, C, D



# ARGYLE SQUARE, SUNDERLAND

## £325,000

### TENANCY DETAILS

It has been advised that the following rents are payable for the property.

- FLAT 1: £675 per month
- FLAT 2: £675 per month
- FLAT 3: £ £750 per month
- FLAT 4: £650 per month

Total Per month £2725 per month, £32,700 per annum

Full details in relation to the tenancy details are available upon request, the rents were advised by the landlord and correct at the time of listing. Prospective purchasers should make their own investigations in this regard as the rent can sometimes change.

Communal Entrance Hall  
Cupboard

Flat 1

Inner Hall  
Leading to the living room/kitchen.

Living Room/Kitchen  
17'9" max x 17'9" max  
Open plan kitchen/living room, radiator, the the kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob, extractor over.

Bedroom  
15'9" x 9'9"  
Rear facing, radiator, cupboard with wall mounted gas central heating boiler.

Bathroom  
White suite comprising of a low level WC, pedestal basin with tiled splashback, bath with shower over, radiator.

Flat 2

Studio flat  
Open plan kitchen/living room/ bedroom

Bathroom

Flat 3

Inner Hall  
Leading to the living room.

Living Room  
15'7" max x 14'4" max  
Front facing, 2 windows, radiator.

Bedroom 2  
10'10" max x 7'4" max  
Front facing, radiator, storage cupboard.

Bedroom 1  
15'1" x 8'7"  
Rear facing, radiator, 2 storage cupboards.

Kitchen  
6'0" x 10'4"  
Range of floor and wall units, stainless steel sink and drainer, electric oven, electric hob.

Bathroom  
Suite comprising of a low level WC, pedestal basin, bath.

Flat 4

Living Room  
15'1" max x 13'10" max  
Velux style window, t fall roof in part, radiator.

Kitchen  
6'2" x 7'5"  
Range of floor and wall un its, electric oven, electric hob, radiator.

Bathroom  
Suite comprising of a low level WC, basin, bath, chrome towel radiator.

Bedroom  
13'6" x 11'2"  
Rear facing, radiator, t fall roof in part, velux style windows

Bedroom  
9'2" x 9'6"  
Rear facing, radiator, t fall roof in part, velux style windows.

Externally  
Externally there is a front forecourt and rear garden.

TENURE  
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

EPC  
EPC Ratings:

- Flat 1: D
- Flat 2: D
- Flat 3: C
- Flat 4: D

COUNCIL TAX  
The Council Tax Band is Band

- FLAT 1: A.
- FLAT 2: A.
- FLAT 3 A.
- FLAT 4: A.

# M I C H A E L   H O D G S O N

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