MICHAEL HODGSON

estate agents & chartered surveyors

ARGYLE SQUARE, SUNDERLAND
£245,000

INVESTMENT SALE - 3 SELF CONTAINED FLATS PRODUCING - £24,600 PER ANNUM - The property is located on Argyle Square and comprises of a mid terraced property split into 3 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. 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

FULLY LET

PRODUCING £24,600 PER MONTH

EXCELLENT INVESTMENT

3NO SELF CONTAINED FLATS

PRODUCING £2025 PER MONTH

VIEWING ADVISED

EPC Ratings: Flat 1: D Flat 2: C Flat3: TBC

ARGYLE SQUARE, SUNDERLAND
£245,000

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

FLAT 1: £650 per month
FLAT 2: £700 per month
FLAT 3: £700 per month

Total: 2025 oer month, £24,600 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
Leading to flat 1

Flat 1

Inner Hall
Wall mounted gas central heated boiler, door to the yard.

Living Room
15'9"ax x 20'1" max
Radiator, rear facing.

Bedroom
Front facing, radiator.

Kitchen
7'10" x 9'4"
Range of floor and wall units, stainless steel sink and drainer with mixer tap, space for a freestanding cover, double glazed window, radiator.

Bathroom

Flat 2

Inner Hall
Radiator.

Living Room/kitchen
16'9" max x 14'2" max
Open plan living room/kitchen range of floor and wall units, tiled splashback, electric oven, gas hob, stainless steel sink drainer with mixer tap.

Bedroom
10'2" x 6'7"
Front facing, radiator.

Bedroom
Rear facing, radiator, double glazed window.

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

Flat 3

Inner Hall
2 Storage cupboards

Bathroom
White suite comprising of a low level WC, pedestal basin, double gazed window, radiator.

Living Room
16'2" x 14'5"
Double radiator, rear facing, t fall roof in part.

Bedroom
5'6" x 14'9"
First floor, radiator.

Kitchen
11'2" x 7'8"
Range of floor and wall units, tiled splashback, stainless steel sink and mixer tap, electric oven, gas hob with extractor over, electric oven, double glazed window, radiator,

Bedroom
10'2" x 8'0"
Front facing, radiator.

Externally
Externally there is a front forecourt and rear yard.

COUNCIL TAX
The Council Tax Band is Band:

Flat 1:A
Flat2: A
Flat 3: A

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

EPC
EPC Rating:

Flat 1: D
Flat 2: C
Flat 3: TBC

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