



MICHAEL HODGSON

estate agents & chartered surveyors

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ARGYLE SQUARE, SUNDERLAND

£390,000

INVESTMENT SALE - 5 SELF CONTAINED FLATS PRODUCING - £43,500 PER ANNUM - The property is located on Argyle Square and comprises of a end terraced property split into 5 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, Flat 5. 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
Split into 5 Flats
Monthly Rental £3,625
Viewing Advised

End Terraced Property
All self Contained
Annual Rental £43,500
EPC Ratings: Flat 1: D Flat 2: D
Flat 3: E Flat 4: D Flat 5: D



ARGYLE SQUARE, SUNDERLAND

£390,000

TENANCY DETAILS

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

- FLAT 1: £750 per month
- FLAT 2: £750 Per Month
- FLAT 3: £675 per month
- FLAT 4: £750 per month
- FLAT 5: £700 per month

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.

FLAT 1

Shower Room
Shower cubicle, low level WC, pedestal basin, radiator.

Living Room
15'0" x 14'8"
Double glazed window, radiator, t fall roof in part.

Bedroom 1
9'4" x 13'10"
Radiator, t fall roof in part.

Bedroom 2
11'7" x 10'1"
Radiator, t fall roof in part, velux style window.

Kitchen
7'6" max x 13'9" max
Range of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washer, electric oven, gas hob, radiator, wall mounted gas central heating boiler.

FLAT 2

Entrance Hall
Leading to the living room

Living Room
10'8" x 14'8"
Double radiator.

Kitchen
8'8" x 7'6"
Range of floor and wall units, electric oven, electric hob, wall mounted gas central heating boiler, stainless steel sink and drainer with mixer tap, double radiator.

Bedroom 1
9'11" max x 17'10" max
Rear facing, double glazed bay window, radiator.

Bedroom 2
11'2" x 11'6"
Radiator.

Bathroom
White suite comprising of a low level WC, bath with shower attachment, radiator, pedestal basin with mixer tap, extractor.

FLAT 3
Kitchen / Living Room
Bathroom
Bedroom

Bedroom 1
10'1'8" x 9'10"

Bedroom 2
10'9" x 8'10"

Bathroom

FLAT 4

Inner Hall
Radiator.

Living Room/Kitchen
18'7" max x 15'1" max
Open plan living room/kitchen, range of floor and wall units, electric oven, gas hob with extractor, stainless steel sink and drainer with mixer tap, double radiator.

Bedroom 1
17'1" max x 9'2" max
Radiator, cupboard with wall mounted gas central heating boiler.

Bedroom 2
12'7" x 6'11"
Radiator.

Bathroom
White suite comprising of a low level WC, wash hand basin, bath with shower over, radiator, extractor, recessed spot lighting.

FLAT 5

Living Room / Kitchen
16'4" x 13'5"

COUNCIL TAX
The Council Tax Band is Band:

- Flat 1 A
- Flat 2 A
- Flat 3 A
- Flat 4 A
- Flat 5 A

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

EPC
The EPC Ratings are :

- Flat 1: D
- Flat 2: D
- Flat 3: E
- Flat 4: D
- Flat 5: D

M I C H A E L H O D G S O N

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