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estate agents & chartered surveyors

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## ELMS WEST, SUNDERLAND £435,000

INVESTMENT SALE - 5 SELF CONTAINED FLATS - FULLY LET  
PRODUCING £43,140 PER ANNUM - The property comprises of a substantial mid terraced property arranged over 3 floor and ideally located on leafy Elms West in Ashbrooke and offers convenient access to Sunderland City Centre, local shops and amenities as well as good transport links. The generous property provides 5 no self contained flats that are fully let, full details relating to the tenancy agreements are available upon request. Externally there is a rear yard. Viewing is highly recommended to fully appreciate the location and rental income investment on offer.

INVESTMENT SALE  
FULLY LET  
PRODUCING £43,140 PER ANNUM  
EXCELLENT INVESTMENT

5 NO SELF CONTAINED FLATS  
PRODUCING £3595 PER MONTH  
VIEWING ADVISED  
EPC RATINGS: Flat 1 Ground Floor Front: D  
Flat 2 Ground Floor Rear: D Flat 3 First Floor  
Rear: C Flat 4 First Floor Front: C Flat 5 Second  
Floor Front: C



# ELMS WEST, SUNDERLAND

## £435,000

### TENANCY DETAILS

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

FLAT 1: £650 per month  
FLAT 2: £695 per month  
FLAT 3: £700 per month  
FLAT 4: £800 per month  
FLAT 5: £750 per month

Total £3595 per month - £43,140 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  
Radiator

Living Room  
166'3'4" max x 15'5" max  
2 Radiators

Bedroom  
Rear facing, radiator, cupboard with wall mounted gas central heating boiler.

Kitchen  
9'4" x 6'0"  
Range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, radiator, stainless steel sink and drainer with mixer tap.

Bathroom  
White suite comprising of a low level WC, pedestal basin, bath, chrome towel radiator.

Flat 2

Inner Hall  
Radiator

Bedroom  
15'4" x 10'3"  
Radiator

Living Room  
15'8" x 15'7"  
Radiator

Kitchen  
9'10" x 7'6"  
Range of floor and wall units, tiled splashback, wall mounted gas central heating boiler, bath with mixer tap and shower over, chrome towel radiator, extractor.

Bathroom  
White suite comprising of a low level WC, pedestal basin with tiled splashback, bath with mixer tap and shower attachment, chrome towel radiator.

Flat 3

Inner Hall  
Radiator, velux style window.

Bedroom  
20'8" x 10'5"  
Double radiator

Living Room  
14'0" x 15'8"  
Radiator.

Bathroom  
White suite comprising of a low level WC, pedestal basin with tiled splashback, bath with mixer tap and shower attachment

Kitchen  
9'10" x 7'5"  
Floor and wall units, tiled splashback, wall mounted gas central heating boiler, electric oven, gas hob with extractor over, radiator.

Flat 4

Inner Hall  
Radiator

Living Room  
16'6" x 16'6"  
Radiator

Kitchen  
6'2" x 9'1"  
Range of floor and wall units, gas hob with extractor over, electric oven, stainless steel sink and drainer with mixer tap, radiator.

Bedroom 1  
Rear facing, radiator, cupboard with wall mounted gas central heating boiler.

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

Bedroom 2  
8'1" x 15'4"  
Front facing, radiator.

Flat 5

Inner Hall  
Storage cupboard and radiator.

Bedroom  
8'0" x 15'5"  
Radiator

Living Room  
15'8" x 17'3"  
2 Radiators

Kitchen  
6'0" x 9'5"  
Range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap, radiator.

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

Bedroom 1  
13'0" x 15'5"  
Rear facing, cupboard with wall mounted gas central heating boiler, radiator.

COUNCIL TAX  
The Council Tax Band is Band  
Flat 1 Ground Floor Front:

EPC  
EPC Ratings:  
Flat 1 Ground Floor Front: D  
Flat 2 Ground Floor Rear: D  
Flat 3 First Floor Rear: C  
Flat 4 First Floor Front: C  
Flat 5 Second Floor Front: C

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

# M I C H A E L   H O D G S O N

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