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# 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



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# 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 x20'1" 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



# M I C H A E L   H O D G S O N

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