



MICHAEL HODGSON

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## ARGYLE SQUARE, SUNDERLAND £280,000

INVESTMENT SALE - 4 SELF CONTAINED FLATS PRODUCING -  
£31,800 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

FULLY LET

CURRENT RENTAL £2650 PER  
MONTH

EPC RATINGS: FLAT 1:C, FLAT 2  
TBC, FLATS 3 TBC: FLAT 4:C

4 NO FLATS

VIEWING ADVISED

CURRENT RENTAL £31,800 PER  
ANNUM



# ARGYLE SQUARE, SUNDERLAND

£280,000

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## TENANCY DETAILS

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

FLAT 1: £750 per month

FLAT 2: £675 per month

FLAT 3: £600 per month

FLAT 4: £625 per month

TOTAL £ 2650 PER MONTH - £ 31,800 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.

Communal Entrance Hall

Leading to studio 3.

Flat One

Living Room/Kitchen

Open plan

Bedroom

Rear facing

Bathroom

Low level wc,, pedestal wash hand basin, bath

Flat 2

Inner Hall

Inner Hall, radiator, wall mounted gas central heating boiler

Kitchen

7'8" x 9'7"

Range of floor and wall units, tile splashbacks, stainless steel sink and drainer with mixer tap, electric oven, electric hob, radiator

Living Room

10'10" x 15'1"

Radiator, storage cupboard

Bedroom

13'11" x 12'4"

Front facing, radiator, two storage cupboards, wardrobe

Bathroom

White suite comprising low level wc, pedestal wash hand basin with mixer tap, double glazed window, bath with mixer tap and shower attachment, radiator

Flat 3

Bedroom/Kitchen

17'6" max x 17'9" max

Front facing bay window, radiator, kitchen point with a range of floor and wall units, plumbed for washer, stainless steel sink and drainer with mixer tap, space for a freestanding cooker, 2 storage cupboards.

Shower Room

Low level wc, wash hand basin, shower, radiator

Flat 4

Inner Hall

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap, bath with mixer tap and shower attachment, radiator

Living Room

14'7" x 15'3"

Rear facing, radiators

Kitchen

12'2" x 7'6"

Range of floor and wall units, radiator, stainless steel sink and drainer with mixer tap, electric oven, electric hob,

Bedroom One

6'10" x 11'11"

Radiator

Bedroom Two

14'0" x 7'1"

Radiator

Externally

Externally there is a front forecourt and a rear yard.

## COUNCIL TAX

The Council Tax Band is Band:

Flat 1: A

Flat 2: A

Flat 3: A

Flat 4: A

## 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: C

Flat 2: C

Flat 3: TBC

Flat 4: C

# M I C H A E L   H O D G S O N

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