



MICHAEL HODGSON

estate agents & chartered surveyors

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# ARGYLE SQUARE, SUNDERLAND £280,000

INVESTMENT SALE - 4 SELF CONTAINED FLATS PRODUCING - £31,500 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

4 NO FLATS

FULLY LET

VIEWING ADVISED

CURRENT RENTAL £2625 PER MONTH

CURRENT RENTAL £31,500 PER ANNUM

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

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# ARGYLE SQUARE, SUNDERLAND

## £280,000

### TENANCY DETAILS

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

- FLAT 1: £750 per month
- FLAT 2: £650 per month
- FLAT 3: £600 per month
- FLAT 4: £625 per month

TOTAL £ 2625 PER MONTH - £ 31,500 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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