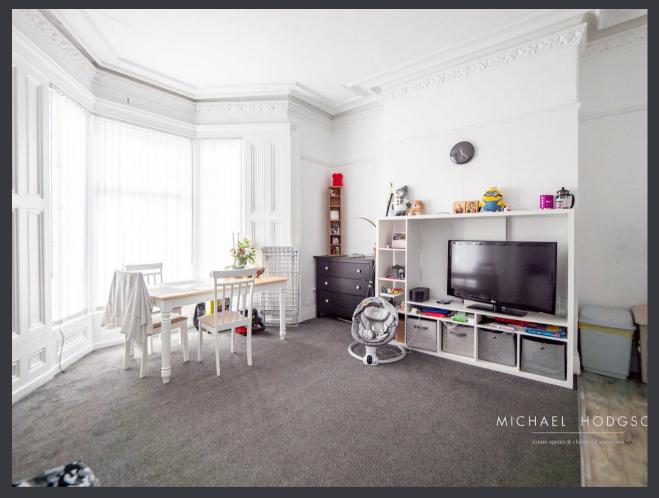


MICHAEL HODGSON

estate agents & chartered surveyors



ARGYLE SQUARE, SUNDERLAND £320,000

INVESTMENT SALE - 4 SELF CONTAINED FLATS PRODUCING - £32,100 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

4NO SELF CONTAINED FLATS

CURRENT RENTAL £2675 PER

MONTH

EXCELLENT INVESTMENT

FULLY LET
VIEWING ADVISED
PRODUCING £32,100 PER
ANNUM
EPC Ratings: Flat 1: D Flat 2: D Flat
3: C Flat 4: D









ARGYLE SQUARE, SUNDERLAND £320.000

TENANCY DETAILS

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

FLAT 1: £650 per month FLAT 2: £575 per month FLAT 3: £725 per month FLAT:4 £725 per month

TOTAL PER MONTH - £2675 PER MONTH - £32,100 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.

 $Communal\,Entrance\,Hall$

Cupboard with gas central heating boiler.

Flat 1

Inner Hall

Leading to the kitchen/living room

Living Room/Kitchen

13'11"ax x 16'6" max

Open plan kitchen/Living room, radiator, the kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob with extractor over, stainless steel sink and drainer.

Bedroom

8'0" x 17'2"

Rear facing, radiator.

Bathroom

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

Flat 2

Living Room/Bedroom

14'6" x 8'6"

Open plan, radiator, double glazed window.

Kitchen

10'7" x 7'9"

Range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric over, electric hob with extractor, radiator, double glazed window.

Shower Room

Low level WC, wash hand basin, shower cubicle.

Flat 3

Inner Hall

Leading to the bedroom

Bedroom

8'0" x 14'3"

Rear facing, wall mounted gas central heating boiler.

Bedroom

14'7" × 7'7"

Front facing, radiator.

Living Room/Kitchen

13'7" max x 14'0" max

Open plan living room/kitchen the kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with mixer tap and shower over, chrome towel radiator, extractor.

Inner Hall

Leading to the shower room

Flat 4

Shower Room

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

Bedroom

Front facing, radiator

Kitchen/Living Room

Open plan kitchen/living room, range of floor and wall units.

Externally

Externally there is a front forecourt and a rear yard.

COUNCILTAX

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 Rating:

Flat 1: D

Flat 2: D

Flat 3: C

Flat 4: D

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Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for

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