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## ARGYLE SQUARE, SUNDERLAND £350,000

FULLY LET INVESTMENT ON ARGYLE SQUARE, SUNDERLAND - PRODUCING £3250 PER MONTH - £39,000 PER ANNUM This substantial 3 storey mid terrace property is situated on Argyle Square on the fringe of Sunderland City Centre providing convenient access to shops, bars, restaurants, cafes and amenities as well as excellent transport links via Sunderland Bus & Metro Interchange, University and Royal Hospital. The property provides 5 no self contained flats that are fully let offering an excellent rental income. full details relating to the rents are available upon request.

INVESTMENT SALE  
FULLY LET  
PRODUCING £39,000 PER ANNUM  
CLOSE TO CITY CENTRE

5 NO SELF CONTAINED FLATS  
PRODUCING £ 3250 PER MONTH  
VIEWING ADVISED  
EPC Ratings: Flat 1: D Flat 2: D Flat 3: D Flat 4: C Flat 5: C



# ARGYLE SQUARE, SUNDERLAND

## £350,000

### TENANCY DETAILS

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

- FLAT 1: £675 per month
- FLAT 2: £575 per month
- FLAT 3: £625 per month
- FLAT 4: £700 per month
- FLAT 5: 675 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  
Cupboard with 2 wall mounted gas central heating boiler.

Flat 1  
Open plan kitchen/ living room

Bathroom  
Low level WC, pedestal basin, bath

Bedroom  
Rear facing

Flat 2  
18'4" x 11'0"  
studio flat

Living Room  
17'7" max x 16'2"  
Box bay window, radiator.

Kitchen  
The kitchen has a range of floor and wall units, tiled splashback, gas hob with extractor over, electric oven, stainless steel sink and drainer with mixer tap, double glazed window

Bedroom  
Rear facing

Bathroom  
Low level WC, pedestal basin, bath

Flat 3

Inner Hall  
Leading to the living room

Living Room  
14'7" max x 15'7" max  
Front facing, radiator.

Bedroom  
15'8" x 8'5"  
Rear facing, radiator, 2 storage cupboards.

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

Bedroom  
7'4" x 10'11"  
Front facing, radiator, storage cupboard.

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

Flat 4

Inner Hall  
Leading to the living room/kitchen

Living Room/Kitchen  
15'7" x 14'5"  
Front facing, radiator, the kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob with extracor over, stainless steel sink and drainer with mixer tap.

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

Bedroom  
15'3" x 16'0"  
Rear facing, radiator.

Flat 5

Bathroom  
Low level WC, pedestal basin, bath, radiator.

Living Room  
Front facing, radiator.

Kitchen  
Range of floor and wall units

Bedroom  
Rear facing.

Externally  
Externally there is a front forecourt and a rear yard.

COUNCIL TAX  
The Council Tax Band is Band:

- Flat1: A
- Flat 2: A
- Flat 3: A
- Flat 4: A
- Flat5: 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: D
- Flat 2: D
- Flat 3: D
- Flat 4: C
- Flat 5: C

# M I C H A E L   H O D G S O N

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