



MICHAEL HODGSON

estate agents & chartered surveyors

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## ARGYLE SQUARE, SUNDERLAND

### £265,000

FULLY LET INVESTMENT ON ARGYLE SQUARE, SUNDERLAND - PRODUCING £2625 PER MONTH - £31,500 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 4 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

4 NO SELF CONTAINED FLATS

PASSING RENTAL OF £2625 PER MONTH

EXCELLENT INVESTMENT

FULLY LET

VIEWING ADVISED

PRODUCING £31,500 PER ANNUM

EPC Ratings: Flat 1: E Flat 2: E Flat 3: C Flat 4: C



# ARGYLE SQUARE, SUNDERLAND

## £265,000

### TENANCY DETAILS

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

FLAT 1: £675 per month

FLAT 2: £675 per month

FLAT 3: £725 per month

FLAT 4: £550 per month

TOTAL: £2625 PER MONTH, £31,500 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 wall mounted gas central heating boiler

### FLAT 1

Inner Hall

leading to:

Kitchen/Living Room

Open plan Kitchen/Living Room, radiator, range of floor and wall units

Bedroom

Rear facing, radiator

Bathroom

Low level wc, pedestal wash hand basin, bath

### FLAT 2

Living Room

8'6" x 14'6"

Radiator, double glazed winow,

Kitchen

11'4" x 6'7"

Range of floor and wall units, stainless steel sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, double glazed window, electric oven, electric hob, radiator

Bedroom

10'1" x 11'6"

Double glazed window, radiator

Bathroom

White suite comprising low level wc, pedestal wash hand basin, bath, extractor, chrome towel radiator

### FLAT 3

Inner hall

leading to:

Bedroom

8'0" x 10'4"

Radiator

Living Room/Kitchen

15'10" x 14'6"

Front facing, radiator, The Kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over

Bedroom

14'9" x 9'5"

Rear facing, radiator, cupboard with wall mounted gas central heating boiler

Bathroom

White suite comprising low level wc, pedestal wash hand basin, bath with mixer tap and shower over, chrome towel radiator, extractor

### FLAT 4

Inner Hall

leading to:

Bathroom

Low level wc, pedestal wash hand basin, bath, radiator

Bedroom

14'5" x 16'8"

Rear facing, radiator

Kitchen

15'7" max x 6'11" max

Floor and wall units stainless steel sink and drainer with mixer tap, Velux style window, radiator

Living Room

16'0" max x 14'9" max

T-fall roof in part. radiator

External

Externally there there is a front forecourts and a rare yard

EPC

EPC Rating:

Flat 1: D

Flat 2: E

Flat 3: C

Flat 4: C

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band:

Flat 1: A

Flat 2: A

Flat 3: A

Flat 4: A

# M I C H A E L   H O D G S O N

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