

MICHAEL HODGSON

estate agents & chartered surveyors



NEWCASTLE ROAD, SUNDERLAND
£99,950

INVESTMENT SALE - SOLD WITH THE TENANT IN SITU - CURRENT RENTAL - £725 PER MONTH - £8700 PER ANNUM - This neatly presented 1 bed top floor apartment is conveniently located on Newcastle Road providing access to Seaburn Metro Station, shops, amenities as well as excellent transport links. The top floor apartment benefits from gas central heating, double glazing, contemporary decor, modern kitchen and bathroom and briefly comprises of: Entrance Hall, Open Plan Kitchen / Living Room, Bedroom and an En Suite Bathroom. Externally there is courtyard parking to the front elevation. Viewing is highly recommended.

Investment Sale	Tenanted
Rental of £725 per month, £8700 per annum	1 Bed Flat
Living / Kitchen	Bathroom
Viewing Advised	EPC Rating: C









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INVESTMENT DETAILS - TENANCY INFORMATION
The property is currently let at a monthly rental of £725 per month, £8,700 per annum. Further details relating to the tenancy are available upon request.

Entrance Hall
Radiator, telephone door entry system.

Living Room/Kitchen
20'4" max x 12'8" max
An open plan kitchen/living room having a double glazed window, radiator, t fall roof in part.

The kitchen has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, electric oven, electric hob with extractor over, tiled floor to the kitchen area, integrated fridge, freezer, plumbed for washer.

Bedroom
10'9" x 11'3"
T fall roof in part, radiator, storage cupboard, wardrobe, velux style window.

Bathroom
En suite bathroom having a white suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower over and tiled splashback, t fall roof in part, reccessed spot lighting, extractor, velux style window.

Parking
One allocated parking space within the front courtyard.

COUNCIL TAX
The Council Tax Band is Band A.

TENURE
We are advised by the Vendors that the property is held on a leasehold basis for a term of 125 years from and including 1 October 2012. Any prospective purchaser should clarify this with their Solicitor

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