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ARGYLE SQUARE, SUNDERLAND £277,500

INVESTMENT SALE - 4 SELF CONTAINED FLATS PRODUCING - £33,300 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 £2775 PER
MONTH
EXCELLENT INVESTMENT

FULLY LET
VIEWING ADVISED
PRODUCING £33,300 PER
ANNUM
EPC Ratings: Flat 1: D Flat 2: D Flat
3: C Flat 4: D



ARGYLE SQUARE, SUNDERLAND

£277,500

TENANCY DETAILS

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

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

TOTAL PER MONTH - £2775 PER MONTH - £33,300 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 x16'6" 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" x 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.

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 Rating:

- Flat 1: D
- Flat 2: D
- Flat 3: C
- Flat 4: D

M I C H A E L H O D G S O N

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