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## ARGYLE SQUARE, SUNDERLAND £272,500

INVESTMENT SALE - 4 SELF CONTAINED FLATS PRODUCING -  
£32,700 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

ALL LET

PRODUCING £32,700 PER  
ANNUM

EXCELLENT INVESTMENT

4NO FLATS

PRODUCING £2750 PER  
MONTH

VIEWING ADVISED

EPC RATINGS: D, D, C, D



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# ARGYLE SQUARE, SUNDERLAND

£272,500

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## TENANCY DETAILS

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

FLAT 1: £675 per month

FLAT 2: £600 per month

FLAT 3: £ 750 per month

FLAT 4: £700 per month

Total Per month £2725 per month, £32,700 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

Flat 1

Inner Hall

Leading to the living room/kitchen.

Living Room/Kitchen

17'9" max x 17'9" max

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

Bedroom

15'9" x 9'9"

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

Bathroom

White suite comprising of a low level WC, pedestal basin with tiled splashback, bath with shower over, radiator.

Flat 2

Studio flat

Open plan kitchen/living room/ bedroom

Bathroom

Flat 3

Inner Hall

Leading to the living room.

Living Room

15'7" max x 14'4" max

Front facing, 2 windows, radiator.

Bedroom 2

10'10" max x 7'4" max

Front facing, radiator, storage cupboard.

Bedroom 1

15'1" x 8'7"

Rear facing, radiator, 2 storage cupboards.

Kitchen

6'0" x 10'4"

Range of floor and wall units, stainless steel sink and drainer, electric oven, electric hob.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath.

Flat 4

Living Room

15'1" max x 13'10" max

Velux style window, t fall roof in part, radiator.

Kitchen

6'2" x 7'5"

Range of floor and wall un its, electric oven, electric hob, radiator.

Bathroom

Suite comprising of a low level WC, basin, bath, chrome towel radiator.

Bedroom

13'6" x 11'2"

Rear facing, radiator, t fall roof in part, velux style windows

Bedroom

9'2" x 9'6"

Rear facing, radiator, t fall roof in part, velux style windows.

Externally

Externally there is a front forecourt and rear garden.

## 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: C

Flat 4: D

## 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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