



ESSEN HOUSE

MICHAEL HODGSON

estate agents & chartered surveyors

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SALEM STREET, SUNDERLAND

Offers Over £500,000

INVESTMENT SALE - BLOCK OF 4 FLATS - ALL LET - PASSING RENT £,000 PER MONTH, £36,000 PER ANNUM - An exciting development of 4 apartments that will not fail to impress all who view. Essen House is situated on Salem Street in Hendon that commands easy access to Sunderland City Centre, excellent transport links as well as being within reach of local shops and amenities. The apartments have been recently converted and developed and have their first lettings in situ. Each apartment is finished to a high standard with modern bathroom suites and kitchens in addition to electric heating and 4 Parking spaces with electric charging points. Viewing of this superb investment opportunity is highly recommended.

Investment Sale

Block Of 4 Flats

4n 2 bed self contained flats

Viewing Advised

4no Flats

Fully Let

Let at £3000 Per Month -
£750 Per Flat Per Month

EPC Ratings: C, C, C, C

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TENANCY DETAILS

Each apartment is let on an assured shorthand tenancy at a monthly rental of £750 per month, £3,000 per month, £36,000 per annum.

Flat 1: £750 per month - £,9,000 per annum

Flat 2: £750 per month - £,9,000 per annum

Flat 3: £750 per month - £,9,000 per annum

Flat 4: £750 per month - £,9,000 per annum

FLAT 1 ESSEN HOUSE

Internally the generous living accommodation briefly comprises of: Entrance Hall, Open Plan Living Room / Kitchen, 2 Bedrooms, Bathroom & En Suite. Externally there is a front gravelled courtyard garden area and an allocated parking space with electric charging point.

FLAT 2 ESSEN HOUSE

Internally the generous living accommodation briefly comprises of: Entrance Hall, Open Plan Living Room / Kitchen, 2 Bedrooms, Bathroom & En Suite. Externally there is a gravelled courtyard garden area and an allocated parking space with electric charging point.

FLAT 3 ESSEN HOUSE

Internally the generous living accommodation briefly comprises of: Entrance Hall, Open Plan Living Room / Kitchen, 2 Bedrooms, Bathroom & En Suite. Externally there is an allocated parking space with electric charging point.

FLAT 4 ESSEN HOUSE

Internally the generous living accommodation briefly comprises of: Entrance Hall, Open Plan Living Room / Kitchen, 2 Bedrooms, Bathroom & En Suite. Externally there is an allocated parking space with electric charging point.

PARKING

Each apartment has an allocated parking space with an electric car charging port

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 A

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

