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estate agents & chartered surveyors

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# ARGYLE SQUARE, SUNDERLAND

## £330,000

INVESTMENT SALE - 4 SELF CONTAINED FLATS PRODUCING - £33,000 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  
4 NO FLATS  
PRODUCING £33,000 PER ANNUM  
VIEWING ADVISED

FULLY LET  
SELF CONTAINED  
PRODUCING £2750 PER MONTH  
EPC RATINGS: Flat 1: D Flat 2: D Flat 3: C Flat 4: C



# ARGYLE SQUARE, SUNDERLAND

## £330,000

### 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: £ 750 per month
- FLAT 4: £650 per month

Total rentals: £2750 per month, £33,000 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  
Leading to flat 1

Flat 1

Inner Hall  
leading to the kitchen/living room

Living Room/Kitchen  
18'8" max x 14'7" max  
Open plan, 2 radiators, range of floor and wall units, stainless steel sink and drainer with mixer taps, electric oven, electric hob with extractor over.

Bathroom  
White suite comprising of a low level WC, chrome towel radiator, bath with mixer tap and shower attachment, recessed spot lighting, extractor, pedestal basin,

Bedroom  
10'0" x 12'0"  
Rear facing, cupboard with wall mounted gas central heating boiler.

Flat 2

Living Room  
10'1" x 13'4"  
Radiator.

Kitchen  
9'10" x 6'8"  
Range of floor an wall units, tiled splashback, wall mounted gas central heating boiler, radiator, electric oven, gas hob with extractor over, recessed spot lighting.

Bedroom  
10'1" x 9'5"  
Double radiator.

Bathroom  
White suite comprising of a low level WC, pedestal basin, bath with mixer tap and shower attachment, recessed spot lighting, chrome towel radiator.

Flat 3

Inner Hall  
Leading to the living room

Living Room/Kitchen  
15'0" x 13'10"  
Double radiator, the kitchen has a range of floor an wall units, tiled splashback, electric oven, gas hob with extractor over.

Bedroom 2  
6'7" x 16'6"  
Radiator.

Bathroom  
Suite comprising of a low level WC, pedestal basin, chrome towel radiator, bath with mixer tap and shower attachment, recessed spot lighting, recessed spot lighting, extractor.

Bedroom 1  
12'1" x 9'6"  
Rear facing, cupboard with wall mounted gas central heating boiler.

Flat 4

Bathroom  
Low level WC, pedestal basin with tiled splashback, bath with shower over, wash hand basin with mixer ta, chrome towel radiator.

Bedroom  
12'9" x 13'9"  
T fall roof in part, velux style window, radiator.

Living Room/Kitchen  
20'1" x 15'2"  
Open plan, 2 velux style windows, the kitchen has a range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap.

Externally  
Externally there is a front and rear yard.

COUNCIL TAX  
The Council Tax Band is Band

FLAT 1 Ground Floor A.  
FLAT 2 Ground floor A.  
FLAT 3 1st Floor A.  
FLAT 4 2nd Floor A.

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: C

# M I C H A E L   H O D G S O N

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