

Parsons House Parsons Road Washington



INVESTMENT HIGHLIGHTS

Prices from £79,950 2 Bed from £90k	Total Units 40 Apartments
Completion Status Completed Ready to Occupy	Rental Yield Up to 9% Gross (4.5-6.9% Net)
Parking Available (additional cost)	Tenure 999-year Leasehold
Service Charge £1.89/sqft	Short-term Lets Permitted Enquire for further details
Location Prime Location, close to many large companies 3 miles from the Nissan Car Manufacturing Plant High spec apartments with flooring covers and white good included	

FINANCIALS

Purchase Costs		Rental Yield	
2 Bedroom Apartment Price	£112,000	Gross Annual Rental Income @ 795 PCM	£9540
Reservation Fee	£2,000	Gross Rental Yield	8.52%
20% on Exchange (sols Res Fee)	£20,400	Service Charge PCM @ £189/sqft	£188
80% on Completion	£89,600	Management Fee @ 8%	£763
Legal Fees	£1,250	Net Annual Rental Income	£7,589
SDLT (UK Buyer)	£5,600	Net Rental Yield	6.78%
Total Cost to Purchase	£118,850		

20,800 payment plan is for mortgage buyers only, cash buyers are expected to simultaneously exchange and complete. The above is currently based on projections, rents are not tenanted as yet. Service charges are based on the developers budget for the first year.

PARSONS HOUSE WASH

NORTH EAST RISING

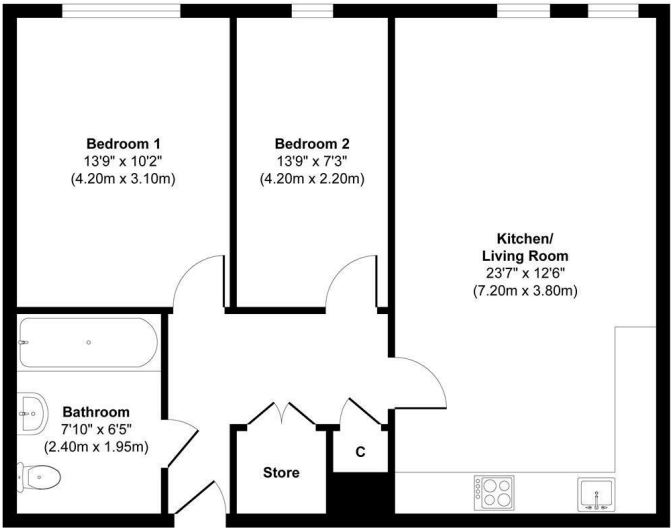
2.65m Population of North East	71k Businesses operating in North East	Highest Regional business growth rate outside of London	120k Students in the region	£54b Worth of North East Economy
£2b Worth of IT and Digital sectors	116k Working in manufacturing incl 58k specialists	11.7% Price growth over the next 5 years	4.6% Increase in house prices	4k Jobs / £3b To be added to local economy by North East Investment Zone

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Parsons House Parsons Road

£112,000





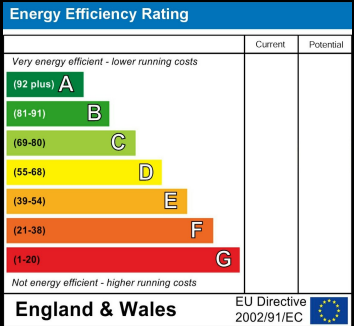
Floor Plan

Approx. Gross Internal Floor Area 720 sq. ft / 66.96 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Local Authority
Sunderland City Council

Council Tax Band
A

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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