



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

estate agents & chartered surveyors



PARK PLACE WEST, SUNDERLAND £68,000

INVESTMENT SALE - SOLD WITH TENANT IN SITU - CURRENT RENTAL £545 PER MONTH - DETAILS UPON REQUEST - This delightful apartment is situated within an impressive four storey house in a highly desirable residential area, forming part of the Christchurch conservation area. Approached along a well maintained private tree lined avenue. This first floor flat briefly comprises; Entrance Hall, Living Room, Kitchen / Dining Room, Study/Home Office, Bedroom and Bathroom. Externally there is courtyard parking to the rear of the property set within a gated rear yard.. This flat provides light, airy and spacious accommodation and is in close proximity to attractive parks and cafes in the city centre. The furniture within the property may be available by separate negotiations. Viewing is highly recommended.

Investment Sale

Let at £545 per month,
£6,540 per annum

Living Room

Viewing Advised

First Floor Flat

1 Bedroom

Kitchen / Dining Room

EPC Rating: C



PARK PLACE WEST, SUNDERLAND

£68,000

INVESTMENT OPPORTUNITY

The property would make an excellent investment opportunity having recently been let at a rental of £545 per, month, £6,540 per annum making this a healthy return on investment.

ENTRANCE HALL

Laminate floor, leading to

LIVING ROOM

15'2" x 11'10"

The living room has two single glazed sash windows, radiator, television point.

KITCHEN / DINING ROOM

15'11" x 11'11" max

The kitchen is fitted with a comprehensive range of floor and wall units, tiled splashback, stainless steel sink and drainer, plumbed for washer, radiator, laminate floor, a single glazed sash window, telephone point, freestanding cooker.

STUDY / HOME OFFICE

4'9" x 8'6"

Laminate floor, a useful storage / study space

BEDROOM

7'7" x 15'11"

The bedroom has a walnut and mirrored double wardrobe, Radiator and laminate floor, sash single glazed window.

BATHROOM

Modern white suite comprising low level WC, pedestal basin with tiled surround and shower over, bath with tiled surround, radiator and extractor.

EXTERNALLY

Externally there is courtyard parking to the rear of the property set within a gated rear yard.

COUNCIL TAX

The Council Tax Band is Band

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 4th September 2004.

The freehold for the building is owned by the management company of which the flat owner is a shareholder.

Any prospective purchaser should clarify this with their Solicitor

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