



MICHAEL HODGSON

estate agents & chartered surveyors

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## ARGYLE SQUARE, SUNDERLAND

£390,000

INVESTMENT SALE - 5 SELF CONTAINED FLATS PRODUCING - £43,500 PER ANNUM - The property is located on Argyle Square and comprises of a end terraced property split into 5 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, Flat 5. 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

Split into 5 Flats

Monthly Rental £3,625

Viewing Advised

End Terraced Property

All self Contained

Annual Rental £43,500

EPC Ratings: Flat 1: D Flat 2: D  
Flat 3: E Flat 4: D Flat 5: D



# ARGYLE SQUARE, SUNDERLAND

£390,000

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## TENANCY DETAILS

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

FLAT 1: £750 per month

FLAT 2: £750 Per Month

FLAT 3: £675 per month

FLAT 4: £750 per month

FLAT 5: £700 per month

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.

## FLAT 1

### Shower Room

Shower cubicle, low level WC, pedestal basin, radiator.

### Living Room

15'0" x 14'8"

Double glazed window, radiator, t fall roof in part.

### Bedroom 1

9'4" x 13'10"

Radiator, t fall roof in part.

### Bedroom 2

11'7" x 10'1"

Radiator, t fall roof in part, velux style window.

### Kitchen

7'6" max x 13'9" max

Range of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washer, electric oven, gas hob, radiator, wall mounted gas central heating boiler.

## FLAT 2

### Entrance Hall

Leading to the living room

### Living Room

10'8" x 14'8"

Double radiator.

### Kitchen

8'8" x 7'6"

Range of floor and wall units, electric oven, electric hob, wall mounted gas central heating boiler, stainless steel sink and drainer with mixer tap, double radiator.

### Bedroom 1

9'11" max x 17'10" max

Rear facing, double glazed bay window, radiator.

### Bedroom 2

11'2" x 11'6"

Radiator.

### Bathroom

White suite comprising of a low level WC, bath with shower attachment, radiator, pedestal basin with mixer tap, extractor.

## FLAT 3

### Kitchen / Living Room

### Bathroom

### Bedroom

### Bedroom 1

10'8" x 9'10"

### Bedroom 2

10'9" x 8'10"

### Bathroom

## FLAT 4

### Inner Hall

Radiator.

### Living Room / Kitchen

18'7" max x 15'1" max

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

### Bedroom 1

17'1" max x 9'2" max

Radiator, cupboard with wall mounted gas central heating boiler.

### Bedroom 2

12'7" x 6'11"

Radiator.

### Bathroom

White suite comprising of a low level WC, wash hand basin, bath with shower over, radiator, extractor, recessed spot lighting.

## FLAT 5

### Living Room / Kitchen

16'4" x 13'5"

## COUNCIL TAX

The Council Tax Band is Band:

Flat 1 A

Flat 2 A

Flat 3 A

Flat 4 A

Flat 5 A

## TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

## EPC

The EPC Ratings are :

Flat 1: D

Flat 2: D

Flat 3: E

Flat 4: D

Flat 5: D

# M I C H A E L   H O D G S O N

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