



Montpelier House

Montpelier Terrace
Ashbrooke
SR2 7UL

Asking Price Of **£1,200,000**
Freehold

Property Portfolio
Currently Tenanted
12 x 2 Bedroom Apartments
Investment Opportunity
Off Road Parking
Viewing Recommended



Safe and Secure Properties welcome to the market this exceptional PROPERTY PORTFOLIO comprising of twelve modern two-bedroom apartments, ideally situated in the highly sought-after area of Montpelier Terrace, Ashbrooke, Sunderland.

This impressive portfolio presents a fantastic investment opportunity for both new and experienced property investors, offering an immediate income stream with all apartments currently tenanted and generating consistent rental returns.

Each apartment has been designed with modern living in mind, featuring spacious layouts, contemporary kitchens and bathrooms. The development benefits from its prime location, close to local amenities, reputable schools, Sunderland City Centre, and excellent transport links. The development benefits from communal gardens and off-road parking - making it a desirable choice for tenants and ensuring strong ongoing demand.

With the popularity of the Ashbrooke area and the stability of the current tenancies, this portfolio represents a rare chance to acquire a ready-made, income-producing investment in one of Sunderland's most established residential locations.

Viewings are highly recommended to fully appreciate the quality and potential of this exceptional investment opportunity.

APARTMENT 1

This ground floor apartment comprises an



entrance hall with a storage cupboard, two well-proportioned bedrooms, a modern family bathroom, and a spacious open-plan lounge with doors to communal gardens and kitchen area.

APARTMENT 2

This ground floor apartment comprises an entrance hall with a storage cupboard, two well-proportioned bedrooms, a modern family bathroom, and a spacious open-plan lounge with doors to communal gardens and kitchen area.

APARTMENT 3

This ground floor apartment comprises an entrance hall with a storage cupboard, two well-proportioned bedrooms, a modern family bathroom, and a spacious open-plan lounge with doors to communal gardens and kitchen area.

APARTMENT 4

This ground floor apartment comprises an entrance hall with a storage cupboard, two well-proportioned bedrooms, a modern family bathroom, and a spacious open-plan lounge and kitchen area.

APARTMENT 5

This first floor apartment comprises an entrance hall with a storage cupboard, two well-proportioned bedrooms, a modern family

bathroom, and a spacious open-plan lounge and kitchen area.

APARTMENT 6

This first floor apartment comprises an entrance hall with a storage cupboard, two well-proportioned bedrooms, a modern family bathroom, and a spacious open-plan lounge and kitchen area.

APARTMENT 7

This first floor apartment comprises an entrance hall with a storage cupboard, two well-proportioned bedrooms, a modern family bathroom, and a spacious open-plan lounge and kitchen area.

APARTMENT 8

This first floor apartment comprises an entrance hall with a storage cupboard, two well-proportioned bedrooms, a modern family bathroom, and a spacious open-plan lounge and kitchen area.

APARTMENT 9

This second floor apartment comprises an entrance hall with a storage cupboard, two well-proportioned bedrooms, a modern family bathroom, and a spacious open-plan lounge and kitchen area.

APARTMENT 10

This second floor apartment comprises an



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

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Houghton Le Spring
24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

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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.