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## ARGYLE SQUARE, SUNDERLAND £330,000

FULLY LET INVESTMENT ON ARGYLE SQUARE, SUNDERLAND - PRODUCING £3300 PER MONTH - £39,600 PER ANNUM This substantial 3 storey mid terrace property is situated on Argyle Square on the fringe of Sunderland City Centre providing convenient access to shops, bars, restaurants, cafes and amenities as well as excellent transport links via Sunderland Bus & Metro Interchange, University and Royal Hospital. The property provides 5 self contained flats that are fully let offering an excellent rental income. full details relating to the rents are available upon request.

INVESTMENT SALE  
FULLY LET  
PRODUCING £39,600 PER ANNUM  
CLOSE TO CITY CENTRE

5NO SELF CONTAINED FLATS  
PRODUCING £3,30 PER MONTH  
VIEWING ADVISED  
EPC Ratings: Flat 1: D Flat 2: D Flat 3: D Flat 4: C Flat 5: C



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# ARGYLE SQUARE, SUNDERLAND

£330,000

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## TENANCY DETAILS

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

FLAT 1: £675 per month

FLAT 2: £650 per month

FLAT 3: £600 per month

FLAT 4: £700 per month

FLAT 5: 675 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.

Communal Entrance Hall

Cupboard with 2 wall mounted gas central heating boiler.

Flat 1

Open plan kitchen/ living room

Bathroom

Low level WC, pedestal basin, bath

Bedroom

Rear facing

Flat 2

18'4" x 11'0"

studio flat

Living Room

17'7" max x 16'2"

Box bay window, radiator.

Kitchen

The kitchen has a range of floor and wall units, tiled splashback, gas hob with extractor over, electric oven, stainless steel sink and drainer with mixer tap, double glazed window

Bedroom

Rear facing

Bathroom

Low level WC, pedestal basin, bath

Flat 3

Inner Hall

Leading to the living room

Living Room

14'7" max x 15'7" max

Front facing, radiator.

Bedroom

15'8" x 8'5"

Rear facing, radiator, 2 storage cupboards.

Kitchen

Range of floor and wall units, tiled splashback, radiator, electric oven, electric hob with extractor over, extractor, stainless steel sink and drainer with mixer tap.

Bedroom

7'4" x 10'11"

Front facing, radiator, storage cupboard.

Bathroom

Suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer and shower over, radiator, extractor, chrome towel radiator

Flat 4

Inner Hall

Leading to the living room/kitchen

Living Room/Kitchen

15'7" x 14'5"

Front facing, radiator, the kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob with extracor over, stainless steel sink and drainer with mixer tap.

Bathroom

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

Bedroom

15'3" x 16'0"

Rear facing, radiator.

Flat 5

Bathroom

Low level WC, pedestal basin, bath, radiator.

Living Room

Front facing, radiator.

Kitchen

Range of floor and wall units

Bedroom

Rear facing.

Externally

Externally there is a front forecourt and a rear yard.

## COUNCIL TAX

The Council Tax Band is Band:

Flat1: A

Flat 2: A

Flat 3: A

Flat 4: A

Flat5: 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: D

Flat 4: C

Flat 5: C

# M I C H A E L   H O D G S O N

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