



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON  
estate agents & chartered surveyors

## NEWCASTLE ROAD, SUNDERLAND

Offers Over £100,000

INVESTMENT SALE - SOLD WITH THE TENANT IN SITU - CURRENT RENTAL - £725 PER MONTH - £8700 PER ANNUM - This neatly presented 1 bed top floor apartment is conveniently located on Newcastle Road providing access to Seaburn Metro Station, shops, amenities as well as excellent transport links. The top floor apartment benefits from gas central heating, double glazing, contemporary decor, modern kitchen and bathroom and briefly comprises of: Entrance Hall, Open Plan Kitchen / Living Room, Bedroom and an En Suite Bathroom. Externally there is courtyard parking to the front elevation. Viewing is highly recommended.

Investment Sale

Rental of £725 per month,  
£8700 per annum

Living / Kitchen

Viewing Advised

Tenanted

1 Bed Flat

Bathroom

EPC Rating: C



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON

## NEWCASTLE ROAD, SUNDERLAND

Offers Over £100,000

---

### INVESTMENT DETAILS - TENANCY INFORMATION

The property is currently let at a monthly rental of £725 per month, £8,700 per annum. Further details relating to the tenancy are available upon request.

#### Entrance Hall

Radiator, telephone door entry system.

#### Living Room/Kitchen

20'4" max x 12'8" max

An open plan kitchen/living room having a double glazed window, radiator, t fall roof in part.

The kitchen has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, electric oven, electric hob with extractor over, tiled floor to the kitchen area, integrated fridge, freezer, plumbed for washer.

#### Bedroom

10'9" x 11'3"

T fall roof in part, radiator, storage cupboard, wardrobe, velux style window.

#### Bathroom

En suite bathroom having a white suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower over and tiled splashback, t fall roof in part, recessed spot lighting, extractor, velux style window.

#### Parking

One allocated parking space within the front courtyard.

### COUNCIL TAX

The Council Tax Band is Band A.

### TENURE

We are advised by the Vendors that the property is held on a leasehold basis for a term of 125 years from and including 1 October 2012. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

