



Residential Portfolio in SR2

Belle Vue Crescent, Sunderland, Tyne and Wear, SR2 7SH

£265,000 Starting Bid

Tenure

Freehold

Off Street parking

Property features

- ✓ For Sale Via Auction
- ✓ Excellent Investment Opportunity
- ✓ Close to Local Amenities
- ✓ Block of Four One Bedroom Apartments
- ✓ EPC Rating C

Key Information

- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

RARE INVESTMENT OPPORTUNITY – FREEHOLD OF FOUR ONE-BEDROOM APARTMENTS

To Be Sold Via Online Auction, Fees Apply.

A rare opportunity to acquire the freehold of four self-contained one-bedroom apartments situated in the highly sought-after area of Belle Vue, Ashbrooke.

The property currently benefits from three of the four apartments being occupied by long-term tenants, generating a combined rental income of £1,270 per calendar month. When fully tenanted, the property has the potential to generate approximately £1,670 per calendar month. Following appropriate rental increases, there is further potential to achieve an income of around £2,000 per calendar month, making this an attractive proposition for both experienced and first-time property investors.

Each apartment benefits from gas central heating, while externally the property provides a communal yard with off-road parking to the rear, adding further appeal to prospective tenants.

Ideally positioned within close proximity to Sunderland City Centre, the property is well placed for access to a wide range of local amenities, shops, schools and leisure facilities, whilst also benefiting from excellent public transport and road links.

With multiple income-producing units, existing long-term tenants and clear potential to increase the rental yield, this is an excellent opportunity to acquire a freehold block of four apartments in a highly desirable residential location.

Early viewing is highly recommended to fully appreciate the investment potential on offer.

Price: Starting Bid £265,000

Property Type: Residential Portfolio

Internal Size: 2099 Square Feet

External Size: 2099 Square Feet

Parking: Off Street

Heating: Gas

Location

Ideally positioned within close proximity to Sunderland City Centre, the property is well placed for access to a wide range of local amenities, shops, schools and leisure facilities, whilst also benefiting from excellent public transport and road links.

Tenure

Freehold. Title number DU46046.

EPC

Available upon request.
(Rating for attic flat C)
(Rating for basement flat D)
(Rating for first floor flat D)
(Rating for flat 2 C)

Council Tax

Council tax band for all flats is band A.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial.ne@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Belle Vue Crescent, Sunderland, Tyne and Wear, SR2 7SH

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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