





Exclusive partners with Propertunity:

- Freehold
- 11 x 1 bedroom flats
- Freehold Development
- All on one Title
- Upgraded to a EPC 'C' rating
- High quality fixtures and fittings
- Full Double Glazing
- 8.2% Yield
- Exclusive to Propertunity
- Development potential
- Pre Qualified Purchasers Only
- Exclusively only through Propertunity and only available to Pre-Qualified Purchasers.

11 x 1 bedroom apartments on one freehold title, No service charge, No ground rent, total control over your own unique block of apartments.

Recently refurbished to a high standard to include, new timber double glazed windows, luxury fully fitted kitchen with quartz worktops and Laura Ashley tiles, black nickel door furniture & electrical fittings.

All flats have a been upgraded to meet a grade 'C' EPC Rating in anticipation of the impending regulation change.

The property has excellent potential for further development with the conversion of 8 of the flats to 2 bedrooms, as well as developing the large grounds to create a pair of mew cottages subject to receiving the necessary planning consents.

Each apartment is currently let out at £650pcm, a 12 month rental guarantee could be provided, please call to discuss.

We have pipeline of, off market deals that are exclusive to Qualified Propertunity clients please call us to discuss.

Located within the Ashbrooke Conservation area, one of Sunderland's premier areas being only a few minutes walk of the City Centre, an excellent range of amenities and local, regional and national transport links.

Sunderland - Whats going on

Sunderland's house prices are lower compared to other northern UK buy-to-let areas, but the increased rental demand offers higher yields for investors. The major private and council lead developments in the inner city area also signal potential for significant capital appreciation in the near future. These developments include; City Hall, Train Station Auditorium, several office blocks, hotels, 10,000 seater multi purpose arena, dockland movie studio by the Fulwell 73 Group, and many more smaller private developments.

Sunderland is viewed as a "sleeping giant" with the potential for both high short-term yields and long-term capital growth for investors who purchase properties now.

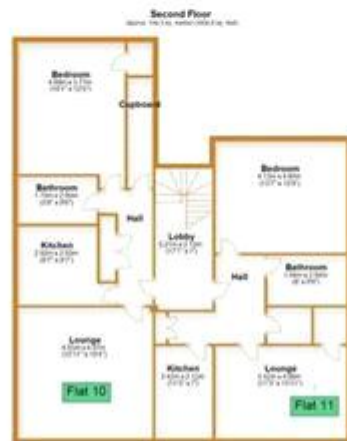
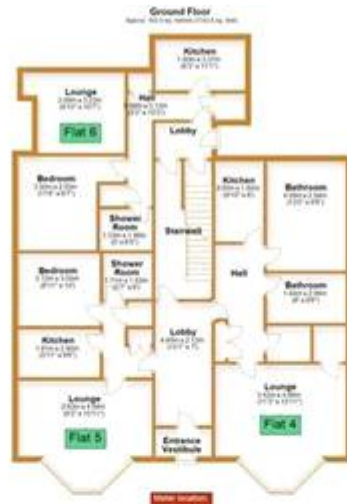
According to Land Registry, the average house price in the city was £137,419 in December, outperforming the North East's 1.5% decrease in prices (average of £147,000) and surpassing the national average rise of 0.8%. In the past year, the average sale price of properties in Sunderland rose by £16,000.

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





Total area approx. 629.2 sq. metres (6772 sq. feet)  
 10 en-suite west

