



PNE
ASSET MANAGEMENT
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4b Eden Vale, Sunderland, SR2 7NJ

£90,000



Welcome to this modern first-floor flat situated in the desirable area of Eden Vale, Sunderland. This property boasts two well-proportioned bedrooms, making it an ideal choice for professionals, couples, or small families. The flat features a comfortable reception room, perfect for relaxation or entertaining guests.

One of the standout features of this property is its prime location. It is conveniently positioned close to the city centre, providing easy access to a variety of shops, restaurants, and leisure facilities. Additionally, the nearby hospital and university enhance the appeal, making it a suitable option for both students and healthcare professionals.

Currently let at £575 per calendar month, this flat offers a remarkable gross yield of 7.6%, presenting an excellent low-maintenance buy-to-let

