



**hackett**  
PROPERTY

18 The Mowbray, Borough Road Sunderland, SR1 1PS

- Contemporary and luxuriously finished



£625 pcm



1 Bathroom



1 Bedroom

### PROPERTY FEATURES

- One bedroom apartment
- Fully furnished
- City Centre location

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PRS Property Redress Scheme

Available from 26 10 2024

Superb City Centre second floor, fully furnished luxury apartment affording distant views of the North East Sea and located within the heart of the City Centre. Internally no expense has been spared with luxurious specification and soft furnishings. The accommodation briefly comprises: communal atrium with lift access to second floor and galleried entrance, reception hall, open plan living room ideal for lounge and dining purposes into fitted kitchen, double bedroom and bathroom/WC Ideal for fully embracing a contemporary lifestyle, accessing the vibrant heart of the City.

Council Tax Band B

Damage deposit (5 Weeks rent): £721.14

### Communal Entrance

Into central atrium with garden feature and lift access to second floor.

### Reception Hallway

With cloak storage, "long plank" laminate flooring and into:

### Open Plan Living Room into Fitted Kitchen

6.10m x 3.66m (20' x 12' ) approximately (excluding turret feature)

#### LIVING AREA

With treble windows maximising the degree of natural light. Also including turret feature affording distant views of the North East Sea. Ideal for lounge and dining purposes. Features include satellite television access, telephone point and continuation of the "long plank" flooring.

#### KITCHEN AREA

Fitted with a contemporary range of white high gloss units to wall and base with brushed steel furniture and black granite work surfaces over incorporating a four ring halogen hob with electric oven and brushed steel extractor hood over and 1½ basin stainless steel drainage sink with chrome monobloc tap fitting. Other benefits include separate fridge and freezer, dishwasher, washer dryer, tiled splash backs, under unit lighting, laminate flooring and range of freestanding bench appliances.

### Bedroom

4.39m x 2.67m (14' 5" x 8' 9") approximately Well proportioned double bedroom with extensive range of wardrobes ideal for hanging and shelving purposes. Other benefits include telephone point and television aerial point.

### Bathroom/WC

Equipped with a white low level WC, hand basin and panelled bath with chrome furniture and glass shower screen with power shower fitting. Other benefits include ceramic floor tiling, part wall tiling, ceiling mounted extractor, wall mounted dressing mirror, shaving socket and chrome ladder radiator.

### Parking

Residents can apply for a parking permit through Sunderland City Council