



hackett
PROPERTY

**24 Wear Court Student Accommodation Rock Lodge
Road, Sunderland, Tyne and Wear SR6 9NX**
▪ **STUDENT ONLY STUDIO**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(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		

£715 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Damage Deposit £300
- Contracts From 9 Months
- Superb Location

12a Frederick Street,
Sunderland, SR1 1NA

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rightmove Zoopla onTheMarket.com



PRS Property Redress Scheme

AVAILABLE FROM NOW, SHORT TERM CONTRACTS CONSIDERED.

If you want to combine study and beachside living, this is the perfect place for you. A selection of self contained studios in the perfect location for studying at St Peters Campus or access into the city centre. Each Studio has its own facilities, ideal for those students who want to live in a quiet residential area with the coastline at the end of your street. This bills inclusive accommodation, is for students only and comprises of living/bedroom area with double beds, storage, kitchen area and shower room. An early inspection is essential as the demand for this accommodation will be high.

ABOUT THE LOCATION

Superb residential community

Coastal location Sandy beach at end of street

St Peters Campus 2km

City Campus 3.4km

Sandy Beach 0.25km

Metro Station 1.6 km

Bus Stop 0.25 km

City Centre 3.1 km

Stadium of Light 2.5 km

Super Market 1.3 km

The accommodation comprises:

WHAT IS ON OFFER:

Bills included

Student Only

Self Contained Studios

Wifi Included

Gated Entry with Communal Gardens

Studios over 3 floors (no lift)

New to Market for 2024/2025

Free Laundry

Each Studio has:

Kitchen with 4 Ring Halogen Hob & Oven

Fridge with Freezer Box

Microwave

En-suite Shower room and WC

Double Bed

Wardrobe

Storage

ABOUT THE STUDIO:

Size 19.7 M2

Location: Second Floor

This bills included rent is based on sole occupancy

Council Tax (student exemption is required)

Please note photos are generic - specific studio apartments to follow