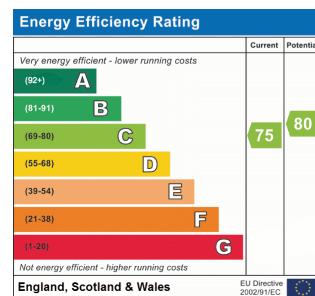
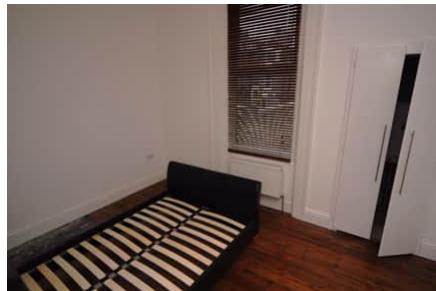


16B Argyle Square, SUNDERLAND SR2 7BS

- Council Tax Band A Damage deposit £807.69 (5 Weeks)



**£700 pcm**

 1 Bathrooms

 2 Bedrooms

#### PROPERTY FEATURES

- 2 Bedroom apartment
- Gas central heating

12a Frederick Street,  
Sunderland, SR1 1NA

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Available 30/01/2026

Stylishly presented, converted two bedroom first floor apartment benefiting immaculate interiors and with part furnishing. The accommodation briefly comprises; communal entrance, reception hall, open plan living room/fitted kitchen, two double bedrooms and bathroom/WC. Off street parking is available. Modern features include gas central heating, washer dryer, shower facility, double glazing, dishwasher and entrance phone. Located within easy reach of City Centre, University and good transport links.

Council Tax Band A

Damage deposit £807.69 (5 Weeks)

### Communal Entrance

With stairs to first floor level.

### Reception Hallway

Providing access to the main body of the accommodation. Features include stripped and polished floorboards and door to:

### Open Plan Living Room/Fitted Kitchen

4.75m x 4.27m (15' 7" x 14' ) approximately

Well proportioned room with double windows maximising the degree of natural light, providing ample space for lounge and dining purposes. Fitted with contemporary range of white units to wall and base with brushed steel furniture and stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monobloc tap fitting and four ring electric hob with filter hood over and electric oven under. Other benefits include tiled splash backs, dishwasher and television aerial point.

### Bedroom One (Rear)

4.29m x 2.90m (14' 1" x 9' 6") approximately

A superbly proportioned double bedroom with built in storage cupboard and stripped polished floorboards.

### Bedroom Two

4.37m x 2.03m (14' 4" x 6' 8") approximately

Bedroom of good proportion with stripped polished floorboards.

### Bathroom/WC

Equipped with a white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath with curved glass shower screen and bath shower attachment. Other benefits include a fitted washer dryer with work bench over, wall mounted mirror, tiled splash backs, ceiling mounted extractor, toiletry cupboard and chrome ladder radiator.

### Externally

There is off street parking available.