Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) **A**		
(81-91) **B**		
(69-80) **C**		78
(55-68) **D**	68	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

£750 pcm

🛁 1 Bathroom   🛏 3 Bedrooms

PROPERTY FEATURES

- Council Tax Band B (students must provide an exemption)
- Damage Deposit £865.38 (5 weeks rent)
- Excellent Location

12a Frederick Street,
Sunderland, SR1 1NA

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AVAILABLE NOW

A spacious, three bedroom, predominantly south facing, part furnished apartment on raised ground floor of this converted Victorian house. The apartment is located within easy reach of Sunderland city centre, City University campus and both main bus and metro stations. Modern features include, gas central heating, kitchen appliances, shower and communal satellite TV aerial.

Council Tax Band B (students must provide an exemption)

Damage Deposit £865.38 (5 weeks rent)

Raised Ground Floor

Communal Entrance
Accessed via intercom , featuring security CCTV.

Reception Hallway
Accessing the accommodation with spot lighting.

Living Room
5.07m x 4.39m (16' 8" x 14' 5") approximately,
Into a large bay window, maximising natural light, with excellent space for lounge and dining. Other features include: TV ariel and telephone point

Kitchen
3.83m x 2.31m (12' 7" x 7' 7") approximately,
Fitted with a range of units to wall and base with laminated work surfaces including a x4 ring gas hob and 1.5 basin drainage sink. Other benefits include a washer/dryer and integrated fridge and freezer, laminated flooring, rear access door , tiled splash backs and spot lighting.

Bedroom One
3.84m x 2.46m (12' 7" x 8' 1")approximately,
A double bedroom to rear.

Bedroom Two
3.75m x 2.13m (12' 4" x 7') approximately,
A double bedroom to rear.

Bedroom Three
2.93m x 2.43m (9' 7" x 8') approximately,

A double bedroom to rear.

Bathroom
Fitted with a white three piece suite including toilet, sink and bath with shower and screen over. Both floor and walls are tiled. There is also an extractor to ceiling and chrome ladder radiator.

Yard
This is for accessing the bins only.