



hackett
PROPERTY

14, 31 Nile Street, City Centre Sunderland SR1 1EY

■ COUNCIL TAX BAND B, DAMAGE DEPOSIT £917.30



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	82
(69-80) C		
(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		

£795 pcm



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Fourth floor, Manhattan style apartment
- Contemporary, high quality specification
- Two double bedrooms, two bathrooms

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PRS Property Redress Scheme

AVAILABLE 09/09/2024

This luxuriously appointed fourth floor apartment part open plan benefiting an unwavering level of high quality specification and stylish contemporary finishing throughout. Great for students. The accommodation briefly comprises; communal entrance with lift to fourth floor, reception hallway, open plan living room//fitted breakfasting kitchen, roof terrace, two double bedrooms, shower room/WC and bathroom/WC. Modern features include double glazing, electric heating, satellite television access and video entrance phone system. Sunderland's only Manhattan style apartment development. Stunning Westerly views are provided by the over sized windows and very large terrace. Furnished. . Perfect for Students.

Council Tax Band B (students must provide an exemption),

Damage Deposit £917.30

introduction

Luxuriously appointed fourth floor part open plan apartment benefiting an unwavering level of high quality specification and stylish contemporary finishing throughout. The accommodation briefly comprises; communal entrance with lift to fourth floor, reception hallway, open plan living room//fitted breakfasting kitchen, roof terrace, two double bedrooms, shower room/WC and bathroom/WC. Modern features include double glazing, electric heating, satellite television access and video entrance phone system. Sunderland's only Manhattan style apartment development. Stunning Westerly views are provided by the over sized windows and very large terrace. Furnished.

Communal Entrance

With lift to fourth floor.

Apartment Hallway

With cloak storage leading to:

Open Plan Living Area/Fitted Kitchen

LIVING AREA

8.74m x 2.57m (28' 8" x 8' 5") approximately
With magnificent views and patio door to roof terrace, substantial living area with satellite television access and telephone point. Ideal for contemporary lounge and dining purposes. A stunning room.

BREAKFASTING KITCHEN AREA

3.15m x 4.11m (10' 4" x 13' 6") approximately
With large windows maximising natural light and magnificent views. Also including halogen hob, electric oven, extractor from ceiling, fridge, separate freezer, washer dryer, oversized ceramic floor tiling to breakfast dining area, and range of contemporary "soft close" two tone high gloss units to wall and base.

Bedroom One

2.97m x 3.99m (9' 9" x 13' 1") approximately
Double bedroom with shaded glass borrowing natural light from the principal living area into:

Shower Room/WC

Equipped with an oversized separate shower area, low level WC and wall suspended circular sink. Other benefits include two tone tiling to both walls and floor, shaving socket, spot lighting, extractor and chrome ladder radiator.

Bedroom Two

2.49m x 3.40m (8' 2" x 11' 2") approximately
Double bedroom with rear aspects.

Bathroom/WC

5.33m x 1.96m (17' 6" x 6' 5") approximately
Equipped with panelled bath, separate oversized shower unit, contemporary fittings, halogen downlighting, ceramic two tone tiling to floor and part walls. Luxuriously appointed.

Bin Store

Agents Note

City Centre parking is available at an extra cost of permit parking, available through the city council.

Area