



Apartment 50 Echo Building, West Wear Street,
Sunderland, Tyne and Wear SR1 1XD
▪ Spacious, two bedroom, furnished apartment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	
(61-81)	B	
(49-60)	C	
(35-48)	D	
(29-34)	E	
(21-28)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	81	82

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

£730 pcm

1 Bathroom

2 Bedrooms

PROPERTY FEATURES

- Excellent standard of a decorative finish throughout
- Allocated parking bay and City Centre

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Spacious light City side two bedroom furnished apartment benefiting excellent standard of decorative finish and luxurious finishings throughout. Briefly comprises; lift access to fourth floor, private reception hallway, open plan living room with space for lounge and dining purposes into fully fitted kitchen, two double bedrooms and bathroom/WC. Offering a magnificent contemporary City Centre lifestyle. Available now.

Council Tax Band C

Deposit Required - £807.69 (5 weeks rent)

Lift Access to Fourth Floor

Leading to:

Reception Hallway

Providing access to the main body of the accommodation with cloak storage cupboard and into:

Open Plan Living Room/Fitted Kitchen

8.28m x 4.27m (27' 2" x 14') (at widest) approximately

LIVING AREA

With picture window overlooking the predominantly Southerly facing City side elevations therefore maximising the degree of natural light. Features include satellite television access, spot lighting and ample space for both lounge and dining purposes.

KITCHEN AREA

Fitted with a contemporary range of cream high gloss units to wall and base with chrome furniture including electric hob, oven, brushed steel filter hood, fridge and separate freezer, washer dryer and dishwasher. Other benefits include brushed steel splash backs, laminate flooring, timber effect laminated roll top work surfaces which incorporate a 1½ basin stainless steel drainage sink with chrome monobloc tap fitting. Other benefits include spot lighting and extractor fan.

Bedroom One

2.74m x 4.37m (9' x 14' 4") approximately Well proportioned double bedroom with picture window maximising natural light.

Bedroom Two

2.69m x 3.43m (8' 10" x 11' 3") (at widest) approximately Well proportioned double bedroom.

Bathroom/WC

Equipped with a white contemporary three piece suite with chrome furniture including low level WC, hand basin and panelled bath with glass screen and chrome bath shower attachment over. Other benefits include ceramic floor tiling, wall tiling, halogen downlighting, wall mounted mirror, shaving socket, extractor to ceiling and chrome towel rail.

Parking

The apartment benefits one allocated parking bay to security operated garaging.

