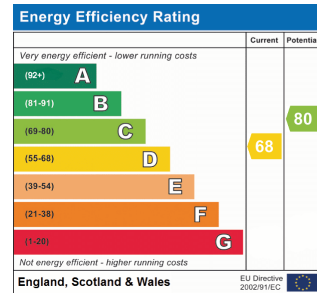




**hackett**  
PROPERTY

1, 32 Frederick Street, City Centre Sunderland, SR1 1LN

- Student accommodation



£625 pcm



1 Bathroom



1 Bedroom

**PROPERTY FEATURES**

- All bills included, wifi
- Modern specification throughout
- One bedroom.

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



Available 01/07/2024

SUPERB VALUE ONE BEDROOM APARTMENT  
LOCATED IN CITY CENTRE WITH BILLS  
INCLUDED

- ALL BILLS INCLUDED AND FREE WIFI.
- LOCATED IN A CITY CENTRE  
DEVELOPMENT PERFECT POSITION FOR  
BOTH CAMPUSES.
- FURNISHED TO AN EXCELLENT STANDARD.
- MODERN SPECIFICATION THROUGHOUT.
- COMMUNAL LAUNDRY
- ALSO AVAILABLE FOR PROFESSIONALS  
PAYING OWN COUNCIL TAX
- COUNCIL TAX PAYABLE BY NON STUDENTS

Council tax band A

Damage deposit (5 weeks) £721.15

TO VIEW THIS PROPERTY CONTACT  
HACKETT PROPERTY ON 0191 5109950.  
EVENING/WEEKEND VIEWINGS AVAILABLE.

## Ground Floor

### Communal Entrance

With hallway accessing the shared laundry  
and with stairs to lower ground floor level and  
a private entrance.

### Entrance Lobby

With secondary door into;

### Living Room/Kitchen

13' 4" x 10' 4" (4.07m x 3.15m) approximately,  
Providing ample space for day to day living  
and seating while also fitted with a range of  
contemporary kitchen units and other  
features including hob, microwave and fridge  
with freezer cabinet.

### Bedroom

10' 9" x 10' 7" (3.27m x 3.22m) approximately,  
Double bedroom of excellent proportion

### Shower Room/WC

Fitted with an oversized separate shower unit,  
sink and toilet.