



**hackett**  
PROPERTY

Studio 5 No 25 John Street Studios, City

Centre Sunderland, SR1 1JG

▪ Council Tax Band A (students must provide an exemption)



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 48      | 48        |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

**£680 pcm**



1 Bathroom



1 Bedroom

## PROPERTY FEATURES

- SELF CONTAINED FIRST FLOOR STUDIO
- Bills included (except council tax)
- City centre location

12a Frederick Street,  
Sunderland, SR1 1NA

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www.hackettproperty.com



rightmove

Zoopa

onTheMarket.com



PRS Property Redress Scheme

AVAILABLE 17/09/2025

Newly converted self contained first floor studio located within the heart of Sunderland city centre – perfect living space for students. Internally the studios have a contemporary specification and are beautifully finished complementing the buildings Victorian origins. Tenants will be able to have immediate access to the shopping, restaurants and leisure facilities of Sunderland city centre while the beautiful open spaces of the award winning Mowbray Park lie only moments away.

COUNCIL TAX BAND A

DAMAGE DEPOSIT (5 WEEKS) - £784.61

### Agents Note

The landlord has requested a 12 month tenancy, should this tenancy term not meet your needs please let us know as it may be possible to negotiate this. Please note that this cannot be guaranteed.

### Living Area

### Kitchen Area

### Bedroom Area

### Shower Room/WC

### Agents Note

This accommodation is for full time students only & we will require details of the higher education course and institution (inclusive of offer letter from the institution and subsequent letter from the student accepting the offer).