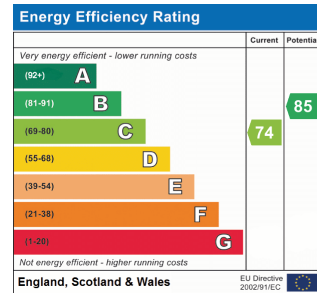




hackett
PROPERTY

44 Echo Building, West Wear Street, Sunderland, Tyne
and Wear SR1 1XD
▪ FOURTH FLOOR RIVERSIDE APARTMENT



£1,100 pcm



2 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Council Tax Band D (students must provide an exemption)
- Damage Deposit £1269.23 (5 weeks rent)

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PRS Property Redress Scheme

Available Now!!

A newly refurbished riverside, two bedroom, furnished luxury apartment with on-site allocated parking and full width balcony featuring stunning views of the riverside and northeast sea seascape.

Internally the apartment is in superb condition with much new furniture, such as beds and three piece suite.

Modern features include lift access, electric heating, double glazing, integrated appliances and en-suite.

The Echo Building is on the southern side of the river Wear and perfect for accessing the city centre, both University campuses and the excellent selection of nearby travel links including bus, metro, road links and the Sunderland train station.

An ideal apartment for those wanting a more luxurious living space, available now.

Council Tax Band D (students must provide an exemption)

Damage Deposit £1269.23 (5 weeks rent)

Accommodation

Communal Entrance

With lift or stairs to third floor.

Entrance Hall

Accessing the accommodation with good storage and laminate flooring.

Open Plan Living Room & Kitchen

7.97m x 4.29m (26' 2" x 14' 1") approximately

Living area :

With full width windows and glass doors taking full advantage of the riverside view and maximising natural light. An excellent space perfect for lounge and dining with spot lighting, phone point and a continuation of the laminate floors.

Kitchen area :

Fitted with a comprehensive range of high gloss cream units to wall and base with laminate work surfaces over incorporating a drainage sink and four ring halogen hob. Other benefits include a dishwasher, washer-dryer, larder fridge freezer, splash backs, spot lighting, extractor, filter hood and laminate flooring.

Bedroom One

6.20m x 2.80m (20' 4" x 9' 2") approximately

An excellent double bedroom with oversized windows and laminate flooring.

En-suite Shower & Toilet

Fitted with a white toilet and sink with chrome furniture, a larger separate shower unit with mains shower, tiling to floor and walls, oversized mirror, spot lighting, extractor and a chrome heated towel rail.

Bedroom Two

3.78m x 2.78m (12' 5" x 9' 1") approximately

A well proportioned double bedroom with oversized window and laminate flooring.

Bathroom & Toilet

Fitted with a white toilet, sink and bath with chrome furniture, bath shower attachment, tiling to floor and walls, oversized mirror, spot lighting, extractor and a chrome heated towel rail.

Balcony

Overlooking the adjacent river and stretching the full width of the apartment.

Parking

One allocated space is provided, with fob access.

Agents Note