



**hackett**  
PROPERTY

79 River View, Riverside SUNDERLAND SR1 2AT

- Damage deposit £692.30 (5 Weeks)



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>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

£600 pcm



1 Bathroom



1 Bedroom

## PROPERTY FEATURES

- Luxury Purpose Built Apartment.
- Riverside Location
- furnished

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PRS Property Redress Scheme

Available 01/07/2025

Beautifully presented contemporary first floor purpose built modern luxury furnished one bedroom riverside apartment enjoying direct river views and easy access to neighbouring fish quay, Italian restaurants and city centre itself. The apartment represents an ideal opportunity for both professionals and students wanting high quality accommodation. The accommodation briefly comprises: lift access or stairs to first floor, reception hallway, spacious living room ideal for lounge and dining purposes, separate fitted kitchen with integrated appliances, double bedroom and bathroom/WC. On site parking is provided by one allocated space. Modern features include, electric night storage heating, integrated kitchen appliances, intercom. Viewing Essential!

Council Tax Band A

Damage deposit £692.30 (5 Weeks)

### Communal Entrance

with access gained via entrance phone system with stairs or lift to first floor and leading to private entrance.

### Parking

Situated on site with one allocated parking bay.

### Agents Note

Potential Student tenants will be interested to learn that there is a nearby free bus providing student access to both University Campuses.

## First Floor

### Reception Hallway

providing access to the main body of the accommodation with beech timber effect laminate flooring, spotlighting, night storage heater and door into:

### Living Room

14' 5" x 14' 9" (4.40m x 4.50m) approximately, providing ample space for lounge and dining purposes, enjoying magnificent views across the neighbouring quayside and River Wear. Features include a continuation of the timber effect laminate flooring, airing storage cupboard, satellite television access point, telephone point, spotlighting and night storage heater.

### Fitted Kitchen

11' 1" x 5' 8" (3.37m x 1.72m) approximately, fitted with a comprehensive range of beech style laminate units to wall and base with brushed steel furniture and black granite style laminated work surfaces over, incorporating a stainless steel drainage sink with chrome mixer tap and four ring halogen hob with brushed steel filter hood over. Other benefits include, a integrated larder fridge and separate freezer, microwave, oven, dish washer, washer-dryer, tiled splash backs, spotlighting, timber effect laminate flooring and rear window.

### Bedroom One

10' 3" x 8' 5" (3.12m x 2.56m) approximately, double bedroom of ample proportion with telephone point, satellite television access point and river views and convector heater.

### Bathroom/WC

fitted with a white three piece suite with chrome furniture including low level WC, hand basin, panel bath over which there is a chrome bath/shower attachment and glass shower screen. Other benefits include part wall tiling, ceramic floor tiling, shaving socket, extractor to wall and chrome heated towel rail.