



**hackett**  
PROPERTY

15 River Quarter, City Centre Sunderland SR1 1TP

- Luxury furnished apartment



£950 pcm



2 Bathroom



2 Bedrooms

### PROPERTY FEATURES

- City Centre location, seventh floor
- Two bedrooms/two washrooms
- One allocated parking space

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



rightmove

Zoopla

OnTheMarket.com



PRS Property Redress Scheme

AVAILABLE 19/08/2024

Stunning seventh floor corner modern purpose built City Centre furnished two bedroom luxury apartment affording panoramic views to Westerly and Northerly elevations. Internally featuring high quality contemporary specification and decoration throughout. The accommodation briefly comprises; communal entrance with lift access to seventh floor, private reception hallway, stylish large and light open plan living room into fitted kitchen, two double bedrooms one with shower room/WC and bathroom/WC. To Westerly elevations there is a well proportioned balcony with second Juliet balcony to Northerly elevations, communal gardens and sun deck are located to third floor while one allocated parking bay is located on site. Viewing essential.

Council Tax Band D (students must provide an exemption),

Deposit required £980.76 (5 weeks rent)

### Communal Entrance

With lift access to seventh floor. Private entrance door leads into;

### Reception Hallway

Providing access to the main body of the accommodation with walk in storage cupboard, utility cupboard with fitted washer/dryer, video entrance phone, wall mounted heater and door into:

### Open Plan Living Room/Fitted Kitchen

24' 1" x 16' 11" (7.34m x 5.16m) narrowing to 13' 3" (4.04m) (at widest) Approximately,

#### LIVING AREA

A substantial space ideal for lounge and dining purposes with double aspect glass paned doors onto balcony and Juliet balcony overlooking both Northerly and Westerly elevations therefore maximising natural light and taking full advantage of the stunning views. Features include satellite television access, telephone point, two wall mounted heaters and open to;

#### KITCHEN AREA

Fitted with a comprehensive range of contemporary black high gloss laminate units to wall and base with brushed steel furniture and black granite work surfaces over with halogen four ring hob and one and a half basin stainless steel drainage sink with granite drainer to side, integrated appliance include; larder fridge and separate freezer, split level oven, dishwasher and ceiling suspended brushed steel and glass filter hood over. Other benefits include high gloss granite floor tiling, spotlighting, mood lighting extractor to ceiling, window to Westerly elevations, breakfast bar under unit lighting and splashbacks.

### Bedroom One

15' x 11' 6" (4.57m x 3.50m) Approximately,

A superbly proportioned double bedroom with double windows once again maximising natural light with telephone point and wall mounted heater. Door leads directly through to:

### Ensuite Shower Room/WC

Fitted with a white WC, hand basin and power shower unit. Other features include ceramic floor and walls tiling, an oversized wall mounted dressing mirror with down lighting, and shaving socket to side, display plinth, extractor to ceiling and ladder towel rail.

### Bedroom Two

15' 8" x 10' 11" (4.78m x 3.32m) Approximately, Excellent double bedroom with telephone point, television aerial point and heater.

### Bathroom/WC