

- Damage Deposit £807.69 (5 weeks rent)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

£725 pcm

 2 Bathroom

 2 Bedrooms

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- SPACIOUS SECOND FLOOR APARTMENT

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Sunderland, SR1 1NA

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Available 13th May 2025

Spacious and luxuriously finished furnished second floor two bedroom, City Centre apartment. Benefiting immaculate interiors, within easy reach of both University campuses and train, metro, bus and road links to other locations. Internally the accommodation briefly comprises communal entrance with stairs to second floor, reception hallway, spacious open plan living room into fitted kitchen, two double bedrooms both with excellent storage and work desks, en-suite shower room/WC and second shower room/WC.

Council Tax Band A

Damage Deposit £836.53 (5 Weeks)

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.

Communal Entrance

With stairs to second floor.

Reception Hallway

Accessing the main body of the accommodation with entrance phone system, spotlighting, shoe rack and door into

Open Plan Living Room/Fitted Kitchen

18' 10" x 14' 6" (5.75m x 4.41m) (at widest) approximately,
Living Area

spacious and ideal for lounge and dining purposes furnishings include a three seater sofa, oak dining table and four chairs, oak coffee table and matching TV stand. Other features include television aerial point, telephone point, storage cupboard, spotlighting, radiator and open to

Kitchen Area

Fitted with a contemporary range of mushroom high gloss laminated units to wall and base with chrome furniture and stone effect laminated work surfaces and splash backs over incorporating a stainless steel drainage sink with chrome mono-bloc tap fitting and four ring electric hob with extractor hood over. Other benefits include electric oven washer/dryer, larder fridge and separate freezer, microwave, electric toaster and kettle, spotlighting and vinyl flooring.

Bedroom One

10' 1" x 11' 6" (3.08m x 3.50m) approximately, Spacious double bedroom with over sized window maximising natural light, furnishings include high quality double bed with bedside table, wardrobes and drawers under, dressing mirror, work desk with drawers and chair. Other benefits include spotlighting storage cupboard and radiator. Door into

Shower Room/WC

Fitted with an over sized separate shower with mains operated chrome shower fitting, vanity hand basin with toiletry storage, low level WC wall mounted mirror, vinyl flooring, spotlighting, splash backs, and extractor to ceiling.

Bedroom Two

13' 5" x 8' 11" (4.09m x 2.72m) approximately, Excellent double bedroom with furniture including bedside table with drawers, work desk with study chair and stool, wardrobe with dressing mirror and drawers under, double bed and mattress. Other benefits include over sized window maximising natural light, spotlighting and radiator.

Shower Room/WC