

18 River View, Low Street Sunderland, SR1 2AT

■ Available from 19/03/2025



**£700 pcm**

 1 Bathroom

 2 Bedrooms

#### PROPERTY FEATURES

- Council Tax Band B (students must provide exemption)
- EPC Rating B

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Beautifully presented riverside third floor purpose built luxury apartment enjoying magnificent views across the adjacent River Wear and easy access to Sunderland City Centre while a nearby free University bus service provides student access to both University Campuses. Internally, the accommodation is superbly presented throughout with modern specification, briefly comprising: communal entrance with lift access, private reception hallway, spacious L shaped living room, ideal for lounge and dining purposes leading to balcony one and separate fitted contemporary kitchen with appliances, two double bedrooms, the master of which features a second balcony and bathroom/WC with shower attachment. The apartment benefits, one allocated parking on site parking bay while two balconies offer more superb views and the possibility of enjoying summer sunshine. Modern features include, electric night storage heating, intercom, alarm, kitchen appliances and satellite television access point. Furnished.

Damage deposit (5 weeks) - £807.69

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### Ground Floor

#### Communal Entrance

accessed via intercom system with stairs or lift to third floor leading to third floor.

#### Parking

The apartment has one allocated parking bay located on ground floor of the building

### Third Floor

#### Reception Hallway

Providing access to the main body of the accommodation with timber effect laminate flooring, hot water cupboard, cloak storage, night storage heater and door into:

#### Living Room (L Shaped)

6.14m (20' 2") narrowing to 2.65m (8'8") x 5.48m (18') narrowing to 3.04m (10') approximately,

offering excellent space for both lounge and dining purposes with double glass paned doors to balcony and secondary window maximising natural light and taking full advantage of the magnificent riverside views. Other features include a continuation of the timber effect laminate flooring, satellite television access point, telephone point, night storage heater and door into:

#### Kitchen

2.13m x 2.13m (7' x 7') approximately, fitted with a comprehensive range of beech style units to wall and base with brushed steel furniture and stone effect laminated work surfaces over incorporating a stainless steel drainage sink with chrome mixer tap and four ring halogen hob. Other benefits include extractor hood, larder fridge and separate freezer, tiled splash-backs and timber effect laminate flooring.

#### Bedroom One

3.82m x 2.86m (12' 6" x 9' 5") approximately, magnificently proportioned double bedroom with glass paned door onto secondary balcony overlooking the predominantly southerly facing elevations with wall mounted convector heater.

#### Bedroom Two

3.81m x 2.50m (12' 6" x 8' 2") approximately, excellent double bedroom overlooking predominantly southerly elevations.

#### Bathroom/WC

Fitted with a white three piece suite with chrome furniture, including panelled bath, pedestal hand basin, low level WC, over the bath there is a chrome bath/shower attachment and shower screen. Other benefits include part wall tiling, floor tiling and wall