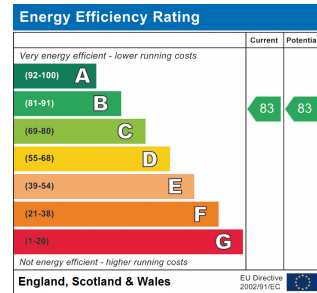




hackett
PROPERTY

69E John Street, City Centre Sunderland, SR1 1QH

- Council Tax Band B (students must provide an exemption)



£975 pcm



2 Bathroom



2 Bedrooms

PROPERTY FEATURES

- EPC RATING B
- TWO BEDROOM FURNISHED LUXURY APARTMENT

12a Frederick Street,
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



AVAILABLE FROM 04/09/2024

TWO BEDROOM TWO SHOWER ROOM CITY CENTRE ACCOMMODATION

- What is Included? Heating, hot water only
- City Centre two bedroom furnished luxury apartment
- Ideal for both City Centre and St Peters campus'

To book a viewing please contact Hackett Property on 0191 510 9950 or email enquiries@hackettproperty.com. Evening/weekend viewings available.

Council tax Band B (students must provide an exemption)

Damage Deposit £1125 (5 weeks rent)

EPC RATING B

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.

The advertised price is based on two people sharing.

Communal Entrance

Accessed via security entrance phone system with stairs to top floor leading to private entrance.

Reception Hallway

Providing access to the main body of the accommodation, a well proportioned area ideal for open storage with spotlighting, entrance phone and door into;

Open Plan Living Room/Kitchen

14' 6" x 12' 1" (4.43m x 3.69m) approximately, Living Area

Providing ample space for lounge and dining purposes, enjoying magnificent roof top views stretching across to the north sea seascape features include spotlighting, radiator and open to;

Kitchen Area

Fitted with a contemporary range of mushroom style high gloss laminate units to wall and base with chrome furniture and black granite style laminated work surfaces over incorporating a four ring halogen ceramic hob and stainless steel drainage sink with chrome mono-bloc tap fitting. Other benefits include electric oven, filter hood, integrated larder fridge and separate freezer, washer/dryer, splashbacks, vinyl flooring and free standing electric toaster and microwave.

Bedroom One

11' 5" x 9' 9" (3.48m x 2.97m) approximately, With treble double aspect windows taking full advantage of the super views and maximising natural light. Excellent double bedroom is ideal for both rest and study with telephone point, radiator and door directly into;

En-suite shower room/WC

Fitted with a white two piece suite with vanity hand basin with toiletry storage and low level WC. Other benefits include separate shower unit with chrome shower fitting, wall mounted mirror, Vinyl flooring, spotlighting part vinyl wall panelling and extractor to ceiling.

Bedroom Two

11' 3" x 9' 4" (3.43m x 2.85m) approximately, With double windows once again maximising the degree of natural light a superb double bedroom ideal for rest and study purposes. Features include radiator and door into

En-suite Shower Room/WC

Fitted with a white two piece suite with chrome furniture including vanity hand basin with toiletry storage, low level WC and oversized separate shower unit with chrome shower fitting. Other benefits include vinyl flooring, wall mounted mirror, spotlighting