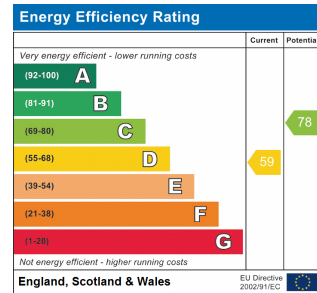




hackett
PROPERTY

2 Central Buildings, City Centre Sunderland SR1 1BA

- Damage deposit (5 weeks rent) - £721.15



£625 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- EPC Rating D
- Close to local amenities and Metro station

12a Frederick Street,
Sunderland, SR1 1NA

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AVAILABLE FROM 27TH AUGUST 2024

Attractively presented, converted one/two bedroom ground floor apartment situated to the rear of this elegant sandstone Victorian building, located in the heart of the conservation area of Sunnyside and close to City Centre amenities. Internally the accommodation briefly comprises; communal entrance, reception hallway, open plan living room into fitted kitchen, double bedroom one, occasional bedroom two/dining room and bathroom/WC. Modern features include incorporated kitchen appliances, night storage heating, mains shower, video entrance phone system and security alarm. The apartment is offered furnished.

Council tax Band A

EPC Rating D

Damage deposit £721.15

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.

Entrance

The accommodation comprises communal entrance accessed via security entrance phone system.

Reception Hallway

Providing access to main body of the accommodation.

Open Plan Living Room/Fitted Kitchen

4.11m x 4.17m (13' 6" x 13' 8") approximately

LIVING AREA

With satellite television access, telephone point and storage cupboard.

KITCHEN AREA

Fitted with a maple style range of units to wall and base with stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monoblock tap fitting and four ring halogen hob with brushed steel electric oven under and brushed steel filter hood over. Other benefits include under unit lighting, tiled splash backs, upright fridge and freezer, dishwasher and washer dryer.

Bedroom Two/Dining Room

2.03m x 3.10m (6' 8" x 10' 2") approximately

Ideal for a multi range of uses from second bedroom to dining room or office. Double doors access the principal living area while a further door accesses the reception hallway.

Bedroom One

3.12m x 3.23m (10' 3" x 10' 7") approximately

Well proportioned double bedroom.

Bathroom/WC

Equipped with a white three piece suite including low level WC, vanity hand basin and panelled bath over which there is a chrome mains operated shower and glass screen. Other benefits include wall mounted dressing mirror, ceramic floor tiling, part wall tiling, extractor fan and shaving socket.