



hackett
PROPERTY

9 Kensington House, SUNDERLAND, 12-14 Gray
Road Ashbrooke, SR2 8HW
▪ Spacious two bedroom apartment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

£650 pcm



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Second floor, lift access
- Modern specification, furnished
- Superbly light interiors

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PRS Property Redress Scheme

Available 06/02/2026

Superbly presented second floor two bedroom (both doubles) luxury modern purpose built furnished apartment lying within easy reach of Sunderland City Centre. Internally modern features include contemporary fitted kitchen with integrated appliances, luxury bathroom fittings with shower, double glazing, intercom and gas fired central heating from combi boiler. The accommodation briefly comprises: communal entrance with lift access to second floor, reception hall, spacious living room, separate fitted kitchen, two double bedrooms and bathroom/WC. Externally there is courtyard parking for residents and their guests.

Damage Deposit £750 (5 weeks)

Council tax band B

Communal Entrance

Accessed via intercom system with lift access or stairs to second floor. Leading to:

Reception Hallway

Providing access to the main body of the accommodation with walk in store cupboard, radiator and into:

Living Room

5.89m x 3.69m (19' 4" x 12' 1") (at widest) approximately

Enjoying double aspect oversized windows to front and side exemplifying the overall impression of light and space, ideal for both lounge and dining purposes. Features include satellite television access, telephone point, intercom, radiator and open archway into:

Fitted Kitchen

2.08m x 2.74m (6' 10" x 9') approximately
Fitted with a contemporary range of walnut style units to wall and base with brushed steel furniture and stone effect laminated roll top work surfaces over which incorporate a stainless steel drainage sink with chrome monobloc tap fitting and brushed steel four ring gas hob with brushed steel extractor hood over and oven under. Other benefits include larger fridge freezer, freestanding microwave, washer dryer, tiled splash backs, spot lighting, rear aspect window and vinyl flooring.

Bedroom One

5.31m x 2.84m (17' 5" x 9' 4") approximately
Superbly proportioned double bedroom with oversized windows once again maximising natural light. Features include telephone point, television aerial point and radiator.

Bedroom Two

4.17m x 2.71m (13' 8" x 8' 11") approximately
Once again, a well proportioned double bedroom with oversized windows maximising natural light. Features include radiator.

Bathroom/WC

Fitted with a white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath over which there is a chrome mains operated shower fitting. Other benefits include part wall tiling with decorative border, vinyl flooring, corner display shelving, wall mounted mirror, spot lighting, extractor and chrome ladder radiator.

Externally

Situated to the front of the development is a large courtyard which provides ample off street parking space for both residents and guests. Further grounds surround the remainder of the scheme.