



£570 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Council Tax Band A (student must provide an exemption)
- Damage Deposit £657.69 (5 weeks rent)

12a Frederick Street,
Sunderland, SR1 1NA

01915109950
enquiries@hackettproperty.com
www.hackettproperty.com



AVAILABLE 15/08/2025

Immaculately presented, one bedroomed apartment situated within Sunderland City Centre, close to all major links including rail, shops, bars and restaurants. Features include beautifully fitted kitchen, the apartment is furnished to a high standard and briefly comprises: entrance hallway leading to open plan lounge/kitchen area with space for dining, bedroom and bathroom/WC.

Council Tax Band A (student must provide an exemption)

Damage Deposit £657.69 (5 weeks rent)

Communal Entrance

With stairs leading to:

Entrance Hallway

Providing access to main body of the accommodation with wall mounted night storage heater, security entry phone, laminate flooring, skimmed walls and suspended ceiling light.

Open Plan Lounge into Fitted Kitchen

3.81m x 7.90m (12' 6" x 25' 11") approximately

LIVING AREA

Neutrally decorated and with continuation of the oak effect laminate flooring. Features include; television, satellite and telephone sockets, night storage heater, suspended light fitting and further modern furniture.

KITCHEN AREA

Fitted with maple wall and base units with chrome furniture and laminated roll top work surfaces, stainless steel single basin and drainer, integral stainless steel oven, electric hob and extractor chimney. Other benefits include; freestanding chrome effect washer dryer and fridge freezer, microwave, kettle and toaster - all chrome, white tiled splash backs and downlighters.

Bedroom

2.77m x 5.00m (9' 1" x 16' 5") approximately

Furnished with maple bedroom furniture and featuring two large windows allowing much light into the room, wall mounted night storage heater, television aerial, double bed with leather/suede headboard, cream carpets, suspended light fitting and smoke alarm.

Bathroom/WC

4.24m x 1.85m (13' 11" x 6' 1") approximately

Equipped with a white three piece suite with chrome mixer taps and overbath shower. Other benefits include chrome heated towel rail, white wall mounted mirror, fully tiled walls with chrome decorative border, black slate tiles to floor area and downlighters. Also featuring a cupboard housing the Ariston water tank and extractor fan.

Agents note

The administration fee is 50% of a months rent + VAT