



hackett
PROPERTY

2, 32 Frederick Street, City Centre SR1 1LN

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

£525 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- EPC Rating D
- CITY CENTRE STUDIO
- Viewing required

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Sunderland, SR1 1NA

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www.hackettproperty.com



rightmove

Zoopla

onTheMarket.com



PRS Property Redress Scheme

Available NOW

Studio accommodation located on the lower ground floor of this city centre development. Ideal first home. Internally the accommodation briefly comprises communal entrance with stairs to lower ground floor entrance lobby, studio with bed/living/kitchen areas and shower room/WC. Situated in the communal areas is a shared laundry. The accommodation offers immediate access to the city centre and wide array of amenities. Transport links are offered by road, metro and mainline train station all of which are nearby.

Bills Inclusive (except council tax)

Shower Room/WC

With oversized separate shower unit, hand basin and toilet

Council Tax Band A

Damage Deposit (5 Weeks) - £605.76

EPC Rating D

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.

Ground Floor

Communal Entrance

With stairs to lower ground floor

Entrance Lobby

With secondary door into;

Living Room/Kitchen/Bedroom

10' 1" x 12' 4" (3.08m x 3.75m) approximately, With seating area, bed area and fitted kitchen area with range of contemporary fittings including halogen hob, microwave, fridge with freezer cabinet and extractor.