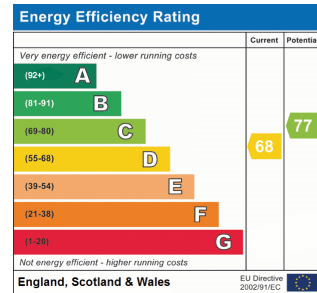




**hackett**  
PROPERTY

2, 32 Frederick Street, City Centre SR1 1LN

▪ Available from 19/07/2024



£525 pcm



1 Bathroom



1 Bedroom

**PROPERTY FEATURES**

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

CITY CENTRE STUDIO

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



Available 19/07/2024

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.