



hackett
PROPERTY

32 River View, Low Street, Sunderland, Tyne and Wear
SR1 2AT
▪ Top floor riverside apartment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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

- Two bedrooms
- Panoramic views of the River Wear
- Damage deposit (5 weeks) £692.30

12a Frederick Street,
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



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PRS Property Redress Scheme

Available 03/05/2024

Notably spacious, top floor riverside luxury modern apartment enjoying panoramic views across the River Wear and over to North Sea. The accommodation briefly comprises; lift access to fifth floor, reception hall, living room ideal for lounge and dining purposes, fully fitted kitchen, two double bedrooms, bathroom/WC, riverside balcony and allocated parking for one car. Modern features include night storage heating, double glazing & entrance phone system.

Council Tax Band C

Damage deposit (5 weeks) £692.30

The accommodation comprises;

Balconies

Located to both front and rear of the apartment. The principal balcony overlooks the riverside elevations and provides stunning views.

Parking

Accessed via sensor operated gates with one allocated parking bay.

Entrance Hall

With lift access to fifth floor.

Reception Hall

Providing access to main body of the accommodation with cloak storage, spot lighting, laminate floors and into:

Living Room ('L' shaped)

5.05m (16' 7") narrowing to 2.64m x 6.50m (8' 8" x 21' 4") narrowing to 4.52m (14' 10") approximately

Wonderfully spacious room ideal for lounge and dining purposes with oversized windows taking full advantage of the river views. Glass paned doors lead onto balcony. Other benefits include continuation of the laminate flooring, spot lighting, satellite television access, telephone point and into:

Fitted Kitchen

2.31m x 2.31m (7' 7" x 7' 7") approximately

Fitted with a comprehensive range of maple style laminate units to wall and base with brushed steel furniture and laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monobloc tap fitting and four ring halogen hob, over which there is a brushed steel filter hood. Other benefits include split level electric oven, microwave, continuation of the laminate flooring, fridge freezer, dishwasher, tiled splash backs and spot lighting.

Bedroom One

3.76m x 4.32m (12' 4" x 14' 2") approximately

Highly substantial double bedroom with satellite television access.

Bedroom Two

3.76m x 2.84m (12' 4" x 9' 4") approximately

Substantial double bedroom with oversized windows and glass paned door leading to secondary balcony.

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 shower curtain and bath shower attachment. Other benefits include tiled flooring and part wall tiling, spot lighting, extractor fan and chrome heated towel rail.