



hackett
PROPERTY

9, 18 John Street, City Centre **SUNDERLAND, SR1 1HT**

- Available now!



£700 pcm

 2 Bathroom

 2 Bedrooms

PROPERTY FEATURES

- Damage Deposit £807.69 (5 weeks rent)
- SECOND FLOOR FURNISHED APARTMENT
- EPC rating C

12a Frederick Street,
Sunderland, SR1 1NA

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Available now!

Spacious and immaculately presented furnished student apartment situated on the second floor of this City Centre building offering easy access to both University Campuses, nearby Bridges Shopping Centre, wide selection of international restaurants, supermarkets and other leisure amenities while transport links are provided by the nearby metro, mainline train station, wide selection of local buses and roads.

Council Tax Band B (students must provide an exemption)

Damage Deposit £807.69 (5 weeks rent)

EPC Rating C

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.

Second Floor

Communal Hallway

accessed via entrance phone system with stairs to first floor accessing communal laundry and stairs to second floor leading into:

Reception Hallway

with timber effect laminate flooring and door into:

Open Plan Living Area/Kitchen

8.63m x 2.90m (28' 4" x 9' 6") - approximately

enjoying oversized double aspect windows maximising natural light and providing ample space for lounge and dining purposes. Feature include continuation of the timber effect laminate flooring, television aerial point, telephone point, wall mounted heater and kitchen fittings including range of white contemporary units with brush steel furniture and black high gloss work surfaces over incorporating a stainless steel drainage sink with chrome mixer tap and four ring halogen hob under which there is an electric oven and brush steel filter hood over. Other benefits include extractor to ceiling, freestanding fridge and separate freezer and hot water tank cupboard.

Bedroom One

3.85m x 2.83m (12' 8" x 9' 3") - approximately

Excellent double bedroom with oversized window featuring timber effect laminate flooring, television aerial point, wall mounted heater and door into:

Ensuite Shower Room/WC

Fitted with a white toilet, wash hand basin and over sized corner shower with chrome shower fittings. Other benefits include splash backs, wall mounted mirror, floor tiling and extractor to ceiling.

Bedroom Two

3.93m x 2.76m (12' 11" x 9' 1") - Approximately

, superbly proportioned double bedroom with oversized window. Features include timber effect laminate flooring, wall mounted heater, television aerial point and door into:

Ensuite Shower Room/WC

Fitted with a white toilet, wash hand basin and over sized corner shower with chrome shower fittings. Other benefits include splash backs, wall mounted mirror, floor tiling and extractor to ceiling.