



hackett
PROPERTY

20 Kensington House formerly 3 Moreland Place,
Sunderland, Ashbrooke SR2 8HW
▪ Spacious furnished apartment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	80	80
(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 double bedrooms
- Modern luxury fittings
- Off street parking

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www.hackettproperty.com



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PRS Property Redress Scheme

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PRS Property Redress Scheme

Available 22/08/2025

Superbly presented and notably spacious, two double bedroom modern, purpose built furnished apartment with features including gas central heating, contemporary kitchen, luxury bathroom fittings, double glazing and intercom system. The accommodation briefly comprises: communal entrance, reception hallway, spacious living room, separate fitted kitchen, two double bedrooms and bathroom/WC. Externally there are communal grounds and front courtyard for off street parking. Viewing essential. Available January Water usage charged by landlord.

Damage deposit (5 weeks) £750

Council tax band B

Communal Entrance
Accessed via intercom system. Leading to:

Reception Hallway
Accessing main body of the accommodation with walk in store cupboard, radiator and into:

Living Room
6.38m x 3.52m (20' 11" x 11' 7") approximately Overlooking the rear, predominantly Westerly elevations via oversized windows maximising natural light and afternoon sun, a spacious room ideal for both lounge and dining purposes. Features include satellite television access, telephone point, intercom, radiator and archway to:

Fitted Kitchen
2.36m x 2.07m (7' 9" x 6' 9") approximately Fitted with a contemporary range of walnut style units with brushed steel furniture to wall and base and stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monobloc tap fitting and brushed steel four ring gas hob with brushed steel extractor hood over and oven under. Other benefits include washer dryer, larder fridge freezer, tiled splash backs, rear aspect window, spot lighting and vinyl flooring.

Bedroom One
5.00m x 3.93m (16' 5" x 12' 11") (at widest) approximately With oversized window once again maximising natural light, a superbly proportioned double bedroom with telephone point, television aerial point and radiator.

Bedroom Two
2.68m x 3.28m (8' 10" x 10' 9") approximately Well proportioned double bedroom with radiator.

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 chrome mains operated shower fitting. Other benefits include part wall tiling with decorative border, wall mounted mirror, spot lighting, extractor and chrome ladder radiator.

Externally
To the front of the development there is a large courtyard providing ample space for both visitors and guests off street parking. Further grounds surround the remainder of the scheme.

Agents Note
Tenants Costs or Permitted Payments

Holding Deposit
One weeks rent will taken to secure a property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first months rent following the execution of all tenancy documents within the calendar days in receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a right to rent check, provide materially significant false or misleading information or fail to sign their tenancy agreement (and or deed of guarantee) within 15 calendar days.

Security Deposit
Equal to Five weeks rent – this covers damages or defaults on behalf of the tenant during the tenancy.

Company Administration Fee
60% of one months rent including VAT, 50% of One Months rent excluding VAT
Company Tenancy Renewal Fee £120 including VAT, £100 excluding VAT
Please note Full Company Tenancy Administration Fee is required to secure a property on a non AST agreement.

Unpaid Rent
Interest at 3% above the Bank of England base rate from rent due date until paid in order to pursue non payment of rent. Please note; this will not be levied until the rent is more that 14 days in arrears

Lost Key (or Keys) or other Security Devices
Tenants are liable to the actual cost of replacing any lost key or keys or other security devices. If the loss results in locks needing to be changed the actual costs of a locksmith, new lock and replacement keys for the tenant(s), landlord, agent and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour including VAT for the time taken replacing lost keys or other security devices including attending a call out for re entry.

Variation of Contract (Tenants request)
£50 including VAT per agreed variation. This