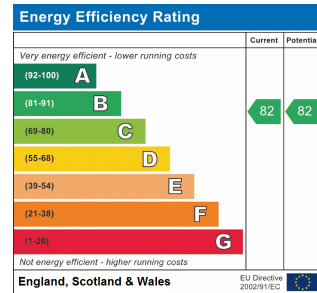




hackett
PROPERTY

3 (36) Little Jarvis House (formerly Kensington House), 12-14 Gray Road,
Sunderland, Tyne and Wear SR2 8HW

■ MODERN SECOND FLOOR APARTMENT



£595 pcm

1 Bathroom

1 Bedroom

PROPERTY FEATURES

- Unfurnished
- Council Tax A
- Damage Deposit - £686.53 (5 Weeks Rent)

12a Frederick Street,
Sunderland, SR1 1NA

01915109950
enquiries@hackettproperty.com
www.hackettproperty.com



3 (36) Little Jarvis House (formerly Kensington House), 12-14 Gray Road, Sunderland, Tyne and Wear, SR2 8HW

AVAILABLE 7th August 2024

A purpose built, modern, one bedroom unfurnished apartment situated within east reach of nearby Ashbrooke and the city centre. Modern features include: gas central heating from a combination boiler, integrated kitchen appliances, shower, intercom and communal satellite aerial.

Located on second floor and well proportioned throughout.

Water rates are charged directly by the landlord for this property. (Sewerage charges are invoiced separately by Northumbrian Water).

Council Tax Band A (students must provide an exemption)

Damage Deposit £686.53 (5 weeks rent)

Agents Note

This property is available now

Communal Entrance

Communal entrance with stairs to second floor.

Reception Hallway

With a large storage cupboard and into:

Sitting Room

3.88m x 5.09m (12' 9" x 16' 8") approximately
With treble windows overlooking the predominantly west facing tree tops, phone and TV points and open arch to:

Kitchen

2.08m x 2.12m (6' 10" x 6' 11") approximately
Fitted with a modern range of units to wall and base with laminate work surfaces over incorporating a stainless steel sink and four ring gas hob. Other benefits include a larder fridge and freezer, extractor hood, washing machine, tiled splash backs, vinyl flooring and windows to side.

Bedroom

3.60m x 3.55m (11' 10" x 11' 8") approximately
A spacious double bedroom with TV point and oversized windows.

Bathroom/WC

With a white three piece suite including toilet, sink and bath with shower over. Also included is a chrome radiator, vinyl flooring, part wall tiling and extractor.

Externally

There is a courtyard to front with unallocated parking for residents and guests.