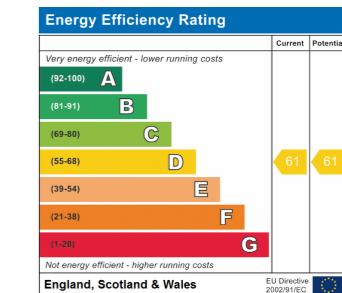




1, 32 Nile Street, Sunderland, Tyne and Wear SR1 1EY

- Available from 07/03/2025



12a Frederick Street,  
Sunderland, SR1 1NA  
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£625 pcm



#### PROPERTY FEATURES

- Damage deposit (5 weeks rent) £721.15
- Council Tax Band A (students must provide an exemption)

EPC Rating: D

AVAILABLE 07/03/2025

Luxuriously appointed first floor open plan furnished apartment benefiting an unwavering level of high quality specification and stylish contemporary finishing throughout. The apartment is front (West) facing therefore maximising natural light. The accommodation briefly comprises; communal entrance with lift to first floor, entrance lobby, reception hallway, open plan living room//fitted kitchen, double bedroom area and shower room/WC. Modern features include double glazing, electric heating, satellite television access and video entrance phone system. Sunderland's only Manhattan style open plan apartment development.

Council Tax Band A (students must provide an exemption)

Damage Deposit £721.15 (5 weeks rent)

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.

#### Introduction

Luxuriously appointed first floor apartment benefiting an unwavering level of high quality specification and stylish contemporary finishing throughout. The apartment is front (West) facing therefore maximising natural light. The accommodation briefly comprises; communal entrance with lift to first floor, entrance lobby, reception hallway, open plan living room//fitted kitchen, double bedroom and shower room/WC. Modern features include double glazing, electric heating, satellite television access and video entrance phone system. Sunderland's only Manhattan style open plan apartment development.

#### Communal Entrance

Leading through to:

#### Communal Hallway

Access to apartments provided by lift or stairs.

#### Apartment Hallway

Providing access to main body of the accommodation with cloak storage.

#### Open Plan Living Room/Fitted Kitchen

5.69m x 4.34m (18' 8" x 14' ) narrowing to 3.00m x (9' 10") approximately

#### LIVING AREA

With space for sitting and dining purposes, West facing treble windows maximise natural light, satellite television and phone sockets.

#### FITTED KITCHEN

With breakfast bar, halogen hob, electric oven, extractor from ceiling, fridge, separate freezer, washer dryer, ceramic floor tiling and range of contemporary "soft close" two tone high gloss units to wall and base.

#### Bedroom Area

3.18m x 3.00m (10' 5" x 9' 10") approximately Well proportioned double bedroom area with spot lighting, fitted wardrobes and Japanese style shaded glass giving natural light borrowed from the living area. Air flow is created by two open panels at the top.

#### Shower Room/WC

Fitted with an oversized separate shower area, low level WC and wall suspended circular sink. Other benefits include two tone tiling to both walls and floor, shaving socket, spot lighting, extractor and chrome ladder radiator.

#### Bin store

#### Agents Note

City Centre parking is available at an extra cost of permit parking, available through the city council.

#### Area

Nile Street is close to Sunniside Gardens this is a popular green area of the city centre with landscaped gardens, seating areas and water features.