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PROPERTY

14 (30) Moreland Place formerly Kensington House, 12-14
Gray Road, Sunderland, Tyne and Wear SR2 8HW
▪ Damage deposit £750 (5 weeks rent)



£650 pcm



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Council Tax Band A
- Spacious top floor luxury apartment
- Two double bedrooms

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14 (30) Moreland Place formerly Kensington House, 12-14 Gray Road, Sunderland, Tyne and Wear, SR2 8HW

Available 11/12/2024

Superbly spacious two bedroom top floor (third) modern, purpose built luxury apartment situated within easy reach of the City Centre. Internally modern features include contemporary fitted kitchen with appliances, shower, entrance phone system, double glazing, gas central heating and lift access. The accommodation briefly comprises; communal entrance, reception hallway, living room with space for lounge and dining purposes into fitted kitchen, two double bedrooms and bathroom/WC. Externally there is off street parking in the front courtyard. Council Tax Band B

Damage deposit (5weeks) £750.00

Communal Entrance

With lift access to third floor. Leading to:

Reception Hallway

Providing access to main body of the accommodation with spacious store cupboard and into:

Living Room

6.58m x 3.10m (21' 7" x 10' 2") approximately
With oversized windows maximising the degree of natural light, a superbly spacious room offering ample space for lounge and dining purposes. Features include satellite television access, entrance phone and open archway into:

Kitchen Area

2.24m x 2.74m (7' 4" x 9') approximately
Fitted with a contemporary range of American walnut style laminated units to wall and base with brushed steel furniture and black granite effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monobloc tap fitting, four ring gas brushed steel hob with oven under and brushed steel extractor over, separate fridge and freezer, washer dryer, tiled splash backs and velux windows.

Bedroom One

4.62m x 2.95m (15' 2" x 9' 8") approximately
Superbly proportioned double bedroom with television aerial point, telephone point and velux window.

Bedroom Two

2.74m x 3.66m (9' x 12') approximately
Excellent double bedroom with velux window.

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 and screen. Other benefits include part wall tiling with decorative border, extractor to ceiling and chrome ladder radiator.

Externally

To the front of the development there is a sizeable courtyard offering ample space for the parking of cars for guests or residents.