



hackett
PROPERTY

11 Nile Street, City Centre Sunderland, SR1 1EY

■ AVAILABLE 18/09/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

£650 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Council Tax Band A (Students must provide an exemption)
- Damage Deposit £750.00 (5 weeks rent).

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rightmove

Zoopla

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PRS Property Redress Scheme

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PRS Property Redress Scheme

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A contemporary and stylishly appointed third floor open plan apartment benefiting high quality specification throughout. The apartment is rear facing with double aspect windows to the living area maximising natural light. The accommodation briefly comprises; communal entrance with lift to third floor, entrance lobby, reception hallway, open plan living room//fitted kitchen, double bedroom and shower room/WC. Modern features include oak veneer internal doors, double glazing, electric heating, satellite television access and video entrance phone system. Sunderland's only Manhattan style apartment development.

Council Tax Band A (Students must provide an exemption)

Damage Deposit £750.00 (5 weeks rent).

Agents Note:

This property is available on an initial 4 month contract until 16th September 2023.

Communal Entrance

With lift access to third floor.

Introduction

Contemporary and stylishly appointed third floor open plan apartment benefiting high quality specification throughout. The apartment is rear facing with double aspect windows to the living area maximising natural light. The accommodation briefly comprises; communal entrance with lift to third floor, entrance lobby, reception hallway, open plan living room//fitted kitchen, double bedroom and shower room/WC. Modern features include oak veneer internal doors, double glazing, electric heating, satellite television access and video entrance phone system. Sunderland's only Manhattan style apartment development. Furnished.

Entrance Hall

Leading into:

Open Plan Living Room/Fitted Kitchen

3.15m x 4.57m (10' 4" x 15') (at widest) approximately

LIVING AREA

Double aspect windows maximise natural light, satellite television access and telephone point. Ample space is provided for lounge and dining purposes, stunning views across the City and North Sea.

KITCHEN AREA

Fitted with cream contemporary units to wall and base with breakfast bar, halogen hob, electric oven, extractor from ceiling, fridge, separate freezer, washer dryer, ceramic floor tiling and extensive use of halogen downlighting.

Bedroom Area

3.15m (10' 4") narrowing to 2.44m x 3.68m (8' x 12' 1") approximately
Open from hallway, double bedroom area with halogen down lighting and excellent space for double bed and desk.

Shower Room

Larger shower room fitted with an oversized separate shower area with rain forest fitting, low level WC and contemporary hand basin. Other benefits include window to Southerly elevation, 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 Sunnyside Gardens this is a popular green area of the city centre with landscaped gardens, seating areas and water features.