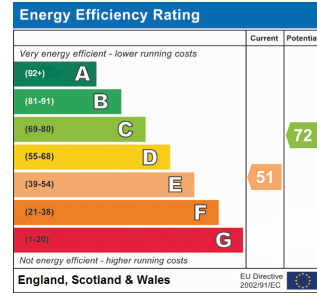




**hackett**  
PROPERTY

Studio 2, 142 High Street West, City Centre Sunderland SR1 1UN

▪ Available from 9th May 2024



**£540 pcm**



1 Bathroom



1 Bedroom

### PROPERTY FEATURES

- Damage Deposit (5 weeks rent) £623.08
- Council Tax Band - A (students must provide exemption)
- Epc rating E

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



rightmove Zoopla OnTheMarket.com



PRS Property Redress Scheme

Available from 9th May 2024

Immaculate, South facing converted, spacious studio apartment within easy reach of the City Centre and University. Internally enjoying immaculate interiors. Features include fitted kitchen with appliances, double glazing, communal satellite dish, electric heating, shower facility and entrance phone. The accommodation briefly comprises: communal staircase to first floor open to studio with bedroom area and walkway into living room with fitted kitchen and lounge space. Shower room/WC. Ideal for students and working people. Fully furnished.

Damage deposit (5 weeks rent) - £623.08

Council Tax Band - A (students must provide exemption)

Epc rating E

### Communal Entrance

Accessed via entrance phone system with stairs to first floor. Leading through to:

### Open Plan Studio

LIVING AREA

4.54m x 2.02m (14' 11" x 6' 8") approximately

Overlooking the predominantly Southerly front elevations therefore enjoying a great deal of natural light, providing ample space for lounge and dining purposes. Features include communal satellite dish, telephone point, two wall mounted convector heaters and kitchen area equipped with a contemporary range of white high gloss units to wall and base with brushed steel furniture and stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monobloc tap fitting and four ring halogen hob with electric oven and brushed steel filter hood over. Other benefits include tiled splash backs with decorative border, washer dryer, integrated fridge and vinyl flooring.

OPEN HALLWAY

With entrance phone system and open to:

### Bedroom Area

BEDROOM AREA

3.03m x 2.79m (9' 11" x 9' 2") approximately

Well proportioned double bed area with wall mounted convector heater and door into:

### Shower Room/WC

Fitted with a separate shower unit including electric shower fitting, white pedestal hand basin with chrome monobloc tap fitting and low level WC. Other benefits include vinyl flooring, part wall tiling, wall mounted blow heater and extractor to ceiling.

### Agents Note

The development does not provide parking, however on street parking is available in surrounding streets.

### Agents Note

Fees may apply