



**hackett**  
PROPERTY

13 The Post Office, Sunderland, City CentreSunniside,

SR1 1BH

▪ Damage deposit £750 (5 weeks)



**£650 pcm**



1 Bathroom



1 Bedroom

### PROPERTY FEATURES

- Council Tax Band B
- Distinctive one bedroom apartment
- Modern fitted kitchen with appliances

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PRS Property Redress Scheme

AVAILABLE 06/09/2024

Hackett Property are delighted to market this wonderful city centre apartment located on the first floor of the prestigious and sought after Old Post Office building. The Old Post Office building is located in the heart of the Sunnyside area of Sunderland city centre, within walking distance to the shops, eateries and transport communications that the city has to offer, with the added benefit of having the wonderful Sunnyside Gardens adjacent to the development. The apartment itself has accommodation including, communal entrance with lift to first floor accommodation, private entrance, entrance hallway, open plan living area/kitchen with feature arched windows, kitchen has oven, hob, extractor fan, fridge freezer and washer/dryer. There is a large double bedroom again with feature arched windows and having fitted wardrobes and a bathroom.

Council Tax Band B

Deposit (5 weeks) £750.00

### Reception Hallway

The accommodation briefly comprises; communal entrance hallway providing lift access to first floor level into private reception hallway offering access to main body of the accommodation.

### Open plan living area/kitchen

5.72m x 4.72m (18' 9" x 15' 6") approximately  
Open plan living room into fitted kitchen providing ample space for living room purposes also equipped with a comprehensive range contemporary styled fitted units to wall and base with incorporated appliances, feature arch windows add considerably character to the room.

### Bedroom one

4.01m x 2.59m (13' 2" x 8' 6") approximately  
Double bedroom with fitted wardrobes and feature arch windows.

### Bathroom/WC

Equipped with a low level WC, pedestal hand basin and panelled bath over which there is a fitted shower.