



**hackett**  
PROPERTY

Studio 3 Rear 48 Frederick Street, Sunderland, Tyne and Wear, SR1 1NF  
▪ LARGE STYLISH CITY CENTRE STUDIO



£720 pcm



1 Bathroom



1 Bedroom

**PROPERTY FEATURES**

- Council Tax Band A (students must provide an exemption)
- Damage Deposit (5 Week) - £830.76

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A stylish, larger and superbly finished modern 'bills included' city centre studio.

Furnished to an excellent standard this first floor studio offers great living space - ideal for both students or working tenants.

The living space includes bedroom and study/lounge areas while is also into a kitchen area with halogen hob / fridge and freezer box and full size oven. There is also a contemporary shower room and toilet.

On-site and free to use is a laundry with washing and dryer facilities.

Included within the rent is electricity (heating), water, WiFi and TV/TV licence.

Sure to be in demand - view now!

Council Tax Band A (students must provide an exemption)

Damage Deposit: £830.76 (5 weeks rent)

### Accommodation

Entrance lobby into;

**Living space / kitchen 4.35m x 5.01m approximately**

Living area:

With sofa , study desk and chair, TV, storage and good quality double bed.

Kitchen area:

Fitted with high gloss units to base with laminate work surfaces over incorporating a halogen two ring hob and full size over under. Other benefits include a fridge with freezer box , vinyl flooring, extractor and splash backs.

### Shower Room & Toilet

Shower room and toilet:

Fitted with a white toilet, sink and oversized shower unit. Features include extractor, vinyl paneling/ flooring and toiletry storage.

### Laundry

Located in the building and free to use by residents only.