



hackett
PROPERTY

5, 32 Frederick Street, City Centre Sunderland, SR1 1LN

■ FURNISHED ONE BEDROOM APARTMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

£700 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- EPC Rating C

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Sunderland, SR1 1NA

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www.hackettproperty.com



rightmove

Zoopla

onTheMarket.com



PRS Property Redress Scheme

AVAILABLE NOW!

- ELECTRICITY & WIFI INCLUDED
- LOCATED IN A CITY CENTRE DEVELOPMENT PERFECT POSITION FOR BOTH CAMPUSES
- FURNISHED TO AN EXCELLENT STANDARD
- COMMUNAL LAUNDRY
- ALSO AVAILABLE FOR PROFESSIONALS PAYING OWN COUNCIL TAX
- COUNCIL TAX NOT INCLUDED STUDENTS MUST PROVIDE EXEMPTION

Council Tax Band A

Damage Deposit £807 (5 weeks rent)

EPC Rating C

Ground Floor

Communal Entrance

With hallway accessing the shared laundry and with stairs to lower ground floor level and a private entrance.

Entrance Lobby

With secondary door into;

Living Room/Kitchen

11' 2" x 10' 11" (3.41m x 3.33m) approximately, Providing ample space for day to day living and seating while also fitted with a range of contemporary kitchen units and other features including hob, microwave and fridge with freezer cabinet.

Bedroom

11' 2" x 8' 7" (3.40m x 2.62m) approximately, Double bedroom of excellent proportion

Shower Room/WC

Fitted with an oversized separate shower unit, sink and toilet.