

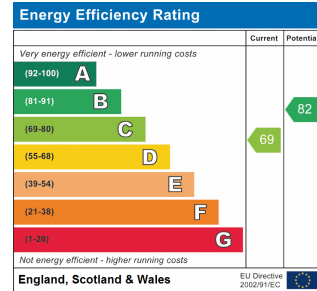
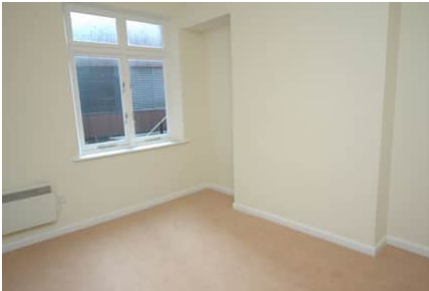


hackett
PROPERTY

6 Central Buildings, Sunderland, City CentreSunniside,

SR1 1BA

▪ Available from 28th August 2024



£650 pcm



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Council Tax Band B (students must provide exemption)
- Damage deposit (5 weeks) - £750.00

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AVAILABLE 28th August 2024

Superbly proportioned and immaculately finished, converted first floor two bedroom apartment situated in this iconic sandstone fronted Victorian customs house lying within the heart of the Sunnyside conservation area and remaining within easy reach of local restaurants, bars and City Centre amenities. Internally the accommodation briefly comprises; communal entrance with stairs to first floor level, reception hallway, open plan living room into fitted kitchen - ideal for lounge and dining purposes, two well proportioned bedrooms and bathroom/WC. Information with regards to parking permits is available on request. Modern features include night storage heating, mains shower, kitchen appliances, satellite television access, video entrance phone system and security alarm. Furnished.

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Damage deposit (5 weeks) - £750.00

EPC Rating C

Entrance

The accommodation comprises communal entrance with stairs to first floor level.

Reception Hallway

Providing access to main body of the accommodation with cloak storage cupboard.

Open Plan Living Room into Fitted Kitchen

LIVING AREA

4.65m x 3.38m (15' 3" x 11' 1") approximately

With double windows maximising the degree of natural light providing ample space for lounge and dining purposes. Features include satellite television access and telephone point. Open to

KITCHEN AREA

1.52m x 3.56m (5' x 11' 8") approximately

Fitted with a range of maple style laminate units to wall and base with stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monoblock tap fitting and four ring halogen hob with brushed steel electric oven under and brushed steel filter hood over. Appliances include upright fridge freezer, dishwasher and washer dryer while other benefits are under unit lighting, tiled splash backs, ceiling mounted extractor fan and ceramic floor tiling.

Bedroom One

3.56m x 4.32m (11' 8" x 14' 2") approximately

A highly substantial double bedroom with both telephone and television aerial point.

Bedroom Two

2.13m x 3.35m (7' x 11') approximately

Well proportioned bedroom.

Bathroom/WC

Equipped with a white three piece suite with chrome furniture including low level WC, vanity hand basin and panelled bath with chrome mains operated shower and glass screen over. Other benefits include part wall tiling with wall mounted dressing mirror, wall mounted extractor fan, wall mounted heater, ceramic floor tiling and shaving socket.

Agents Note

Information regarding parking permits is available on request..