



**hackett**  
PROPERTY

Studio 8 25 John Street, Sunderland, Tyne and Wear SR1

1JG

■ Council Tax Band A (students must provide an exemption)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**£680 pcm**



1 Bathroom



1 Bedroom

## PROPERTY FEATURES

- TOP FLOOR SELF CONTAINED STUDIO
- City centre location
- Students only

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950

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www.hackettproperty.com



rightmove

Zoopa

onTheMarket.com



PRS Property Redress Scheme

Available 27/10/2024

Newly converted self contained luxury top floor studio located within the heart of Sunderland city centre – perfect living space for students. Internally the studios have a contemporary specification and are beautifully finished complementing the buildings Victorian origins. Tenants will be able to have immediate access to the shopping, restaurants and leisure facilities of Sunderland city centre while the beautiful open spaces of the award winning Mowbray Park lie only moments away.

Damage deposit £784.61 (5 weeks rent)

Council Tax Band A

#### Features

- Student Only Studios
- City Centre Location
- Close to Metro and Shopping Centre
- Convenient for both City and St Peters Campus
- Super Fast Wifi
- All Bills Included
- Free on-site Laundry
- Stylishly Designed Interiors
- Kitchen with Microwave/Conventional Oven
- Extractor Hood and Ventilation
- Halogen Hob
- Security Intercom
- Large Smart TV
- Comfortable Living and Study Space
- High Quality Beds and Mattress
- Oversized "Rain Forest" Shower

#### Living Area

#### Kitchen Area

#### Bedroom Area

#### Shower Room/WC

#### Agents Note

This accommodation is for full time students only & we will require details of the higher education course and institution (inclusive of offer letter from the institution and subsequent letter from the student accepting the offer).