



£850 pcm



2 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Damage Deposit £980.77 (5 weeks rent)
- Council Tax Band D (Student must provide exemption)

Dispersible City Centre Apartment

12a Frederick Street,
Sunderland, SR1 1NA

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AVAILABLE - 08/10/2025

Riverside larger style two bedroom, two bathroom luxury purpose built City Centre apartment affording superb elevated views across the adjacent River Wear and stretching out towards the North Sea seascape. Internally, the accommodation briefly comprises: communal entrance with lift access to second floor, private reception hallway, spacious open plan living room/fitted kitchen, two double bedrooms one with en-suite shower/WC, bathroom/WC, walk in wardrobe and externally, a full width balcony ideal for summer months. Modern features include, electric heating, lift access, spot-lighting and integrated kitchen appliances.

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Second Floor

Communal entrance

accessed via intercom system with lift or stairs to second floor level leading to private entrance.

Reception Hallway

providing access to the main body of the accommodation with storage cupboard, heater and door into:

Open Plan Living Room/Fitted Kitchen

7.98m x 4.23m (26' 2" x 13' 11") approximately,

Living Area - enjoying full width windows and a glass paned patio door to balcony maximising natural light and taking full advantage of the panoramic views and River Wear itself. Features include, spot-lighting, satellite television access point, telephone point and wall mounted heater.

Kitchen Area - fitted with a contemporary range of cream high gloss units to wall and base with chrome furniture and larger fridge freezer, washer-drier, dishwasher, halogen hob, electric oven, filter hood, extractor, under unit lighting, vinyl flooring, laminated work surfaces with stainless steel drainage and chrome mono-block tap fitting and spot-lighting.

Bathroom One

3.25m x 3.07m (10' 8" x 10' 1") approximately, with over-sized windows, once again taking full advantage of the panoramic views, double bedroom with walk in wardrobe and wall mounted heater.

En-Suite Shower Room

with separate shower, toilet and hand basin

Bedroom Two

3.23m x 2.76m (10' 7" x 9' 1") approximately, double bedroom of ample proportion with over-sized windows, enjoying fabulous views with wall mounted heater.

Bathroom/WC

fitted with a white three piece suite with chrome furniture including low level WC, hand basin and panelled bath over which there is a bath/shower attachment and shower screen. Other benefits include, white floor and wall ceramic tiling, over-sized wall mounted mirror, shaving socket, extractor, spot-lighting and chrome heated towel rail.

Agents Note

The apartment does not come with parking allocation. The apartment is also at present tenanted and would therefore ideally suit a buy to let purchaser