



**hackett**  
PROPERTY

8C The Elms West, Sunderland, Ashbrooke SR2 7BY

■ AVAILABLE 09.05.2024



**£695 pcm**



1 Bathroom



2 Bedrooms

### PROPERTY FEATURES

- Damage deposit (5 weeks rent) - £801.92
- Council Tax Band A (Students must provide exemption)
- EPC Rating C

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PRS Property Redress Scheme

Available from 9th May 2024

Spacious converted first floor two bedroom luxury apartment affording leafy and peaceful front aspects while internally the neutral decor exemplifies the overall impression of light and space. Modern features include double glazing, gas fired central heating from combination boiler maximising both economy and efficiency, fitted kitchen with appliances, security entrance phone, alarm, utility cupboard and washer/dryer. The accommodation briefly comprises, communal entrance, reception hallway, living room, fitted kitchen, two double bedrooms and a bathroom/WC with shower fitting. To the rear is one allocated parking bay. Furnished.

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EPC rating - C

### Entrance

The accommodation comprises entrance door accessed via security phone, stairs to first floor level leading to

### Reception Hallway

Providing access to main body of the accommodation, features include storage and door to

### Lounge

6.73m x 4.50m (22' 1" x 14' 9") approximately  
Into a highly substantial square bay window maximising the degree of natural light this elegant and noticeably substantial room offers excellent space for both lounge and dining purposes. Features include decorative chandelier light fitting, telephone point, television aerial point, two radiators and open archway into

### Kitchen

3.18m x 1.91m (10' 5" x 6' 3") approximately  
Fitted with a contemporary range of modern units to wall and base with laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monoblock tap fitting and electric brushed steel oven with brushed steel four ring hob over and hooded filter fan. Other benefits include upright free-standing fridge/freezer, tile splashbacks and laminate flooring.

### Bedroom One (rear)

4.45m x 2.62m (14' 7" x 8' 7") approximately  
With double windows once again maximising the degree of natural light. Well proportioned double bedroom.

### Bedroom Two (front)

4.32m x 2.16m (14' 2" x 7' 1") approximately  
Double bedroom of good proportion with storage cupboards.

### Bathroom/WC

Featuring a white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath over which there is a glass shower screen and bath shower attachment. Other benefits include ceramic floor tiling, part wall tiling with decorative mosaic border, extractor fan, cluster spot lighting and radiator.

### Utility Cupboard

Accessed via the communal hallway with washer/dryer and storage facilities.

### Parking

There is one space to rear accessed via a sensor operated gate.