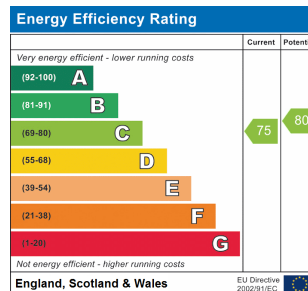




**hackett**  
PROPERTY

49 River Quarter, City Centre Sunderland SR1 1UL

- Two double bedrooms



**£1,000 pcm**



2 Bathroom



2 Bedrooms

### PROPERTY FEATURES

- Large private roof terrace with panoramic views of River Wear and North Sea
- Furnished

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PRS Property Redress Scheme

Available from 21st July 2025

Wonderfully light and spacious, two bedroom, seventh floor, luxury modern City Centre apartment. This property is featuring panoramic views across the River Wear, City Centre and North Sea seascape. A large private roof terrace provides a superb place for external entertaining and the enjoyment of summer sunshine. Internally the accommodation briefly comprises: communal entrance with lift access, spacious reception hallway, open plan living room into fitted kitchen, two double bedrooms - one with en suite shower/WC and bathroom/WC. Externally there is a private roof garden, communal elevated gardens and on site parking for one car. Modern specification throughout. Furnished.

Council Tax Band D (students must provide exemption),

Damage Deposit £1153.84

## Communal Entrance

Accessed via a video entrance phone system with lift access to seventh level and open walkway to the entrance door.

## Reception Hallway

Spacious area accessing main body of the accommodation with convactor heater, video entrance phone system and cloak storage cupboard with built in washer dryer and ceramic floor tiling.

## Open Plan Living Room/Fitted Kitchen

6.55m x 6.85m (21' 6" x 22' 6") approximately

### Living Area

With treble aspect windows exemplifying the overall impression of light and space. Glass paned door leads to the roof garden. Stunning views are provided by all windows, while ample space is provided for lounge and dining purposes. Features include walnut style laminate flooring, satellite television access, telephone point, two wall mounted convactor heaters and into:

### Kitchen Area

Fitted with a comprehensive range of cherry wood style units with brushed steel furniture to wall, base and a central island with granite work surfaces over and incorporated 1½ basin stainless steel drainage sink with granite drainer and brushed steel monobloc tap fitting. Other benefits include a halogen four ring hob, electric oven, ceiling suspended brushed steel and glass filter hood, extractor to ceiling, tiled splash backs, integrated larder fridge, separate freezer and dishwasher, spot lighting and continuation of the walnut style laminate flooring.

## Bedroom One

4.02m x 3.73m (13' 2" x 12' 3") approximately

Well proportioned double bedroom with double windows overlooking the Northerly river aspects with telephone point, television aerial point, wall mounted convactor heater and door into:

## En Suite Shower Room/WC

Fitted with a contemporary white WC, circular hand basin with chrome monobloc tap fitting and separate shower unit with chrome shower fitting. Other benefits include ceramic floor and wall tiling, a recessed dressing mirror with down lighting and shaving socket to side, display shelving, extractor to ceiling and oversized ladder radiator.

## Bathroom/WC

2.47m x 3.04m (8' 1" x 10' ) (at widest) approximately

Superbly proportioned room equipped with a white three piece suite including WC, circular hand basin and panelled bath over which there is a glass screen and chrome shower. Other benefits include ceramic floor and wall tiling, an oversized recessed dressing mirror with down lighting, display shelving and shaving socket to side, extractor to ceiling, convactor heater and ladder radiator.

## Bedroom Two

3.04m x 4.94m (10' x 16' 2") approximately

Superbly proportioned double bedroom with double telephone sockets and wall mounted convactor heater.

## Roof Garden

6.83m x 5.90m (22' 5" x 19' 4") approximately

Accessed via the principal living area, a magnificently proportioned space ideal for the enjoyment of summer sunshine providing panoramic views across the River Wear, North Sea seascape and roof tops of Sunderland City Centre.

## Communal Gardens

Accessed via level two with landscaped areas providing space for communal use by residents and their guests.

## Parking

The apartment offers one allocated on site parking bay accessed via sensor operated gates.

## Agents Note

Wonderfully spacious, light, contemporary apartment with a large roof terrace providing a quite superb living space from this City Centre location.