



**hackett**  
PROPERTY

14 Moreland Works (formerly Kensington House), Ashbrooke,  
SUNDERLAND SR2 8HW

- Spacious top floor apartment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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		

**£650 pcm**



1 Bathroom



2 Bedrooms

### PROPERTY FEATURES

- Two double bedrooms
- Modern specification, parking
- Council tax band B

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PRS Property Redress Scheme

Available 01/08/2024

Spacious and wonderfully light, two bedroom third floor, purpose built modern luxury apartment situated within easy reach of the City Centre, internally enjoying an excellent standard of decorative finish and modern specification including double glazing, gas fired central heating from combination boiler, satellite television access, kitchen appliances, shower, lift access and security entrance phone. The accomodation briefly comprises; communal entrance, reception hallway, open plan living room ideal for lounge and dining purposes into fitted kitchen. two double bedrooms and bathroom/WC. Externally there is a front courtyard offering parking for both residents and guests.

Water rates are charged directly by the landlord for this property. (Sewerage charges are invoiced separately by Northumbria Water).

Council tax band B

Damage Deposit (5 weeks) £750

**Communal Entrance**

With lift access to third floor (top). Private entrance door into:

**Reception Hallway**

With spacious walk in store cupboard, loft access, radiator and into:

**Living Room**

5.87m x 3.84m (19' 3" x 12' 7") narrowing to 3.28m (10' 9") approximately  
Spacious and light room with double windows and further velux windows exemplifying the overall impression of light and space, providing ample space for lounge and dining purposes. Other features include satellite television access, telephone point, entrance phone, radiator and open into:

**Kitchen**

2.01m x 2.74m (6' 7" x 9' ) approximately  
Fitted with a contemporary range of cherrywood style laminate units to wall and base with brushed steel furniture and stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monobloc tap fitting and four ring gas hob under which there is an electric oven and over, a brushed steel extractor hood. Other benefits include washer dryer, fridge and separate freezer, tiled splashbacks, velux window and lino flooring.

**Bedroom One**

5.26m x 2.82m (17' 3" x 9' 3") approximately  
With oversized windows once again maximising the degree of natural light, a superbly proportioned double bedroom with television aerial point, telephone point and radiator.

**Bedroom Two**

4.17m x 2.72m (13' 8" x 8' 11") approximately  
Very well proportioned double bedroom with oversized windows maximising natural light. Features include radiator.

**Bathroom/WC**

Fitted with a white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath over which there is a chrome mains operated shower. Other benefits include part wall tiling with decorative border, extractor to ceiling, shower rail and curtain and chrome ladder radiator.

**Externally**

To the front of the property there is a well proportioned courtyard providing ample space for the parking of cars for both residents and guests