



hackett
PROPERTY

3 (20) Moreland Place - (formerly Kensington House),
Sunderland, Ashbrooke SR2 8HW
▪ Spacious furnished apartment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 luxury fittings
- Off street parking

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PRS Property Redress Scheme

Available 18/07/2024

Superbly presented and notably spacious, two double bedroom modern, purpose built furnished apartment with features including gas central heating, contemporary kitchen, luxury bathroom fittings, double glazing and intercom system. The accommodation briefly comprises: communal entrance, reception hallway, spacious living room, separate fitted kitchen, two double bedrooms and bathroom/WC. Externally there are communal grounds and front courtyard for off street parking. Viewing essential. Available January Water usage charged by landlord.

Damage deposit (5 weeks) £750

Council tax band B

Communal Entrance

Accessed via intercom system. Leading to:

Reception Hallway

Accessing main body of the accommodation with walk in store cupboard, radiator and into:

Living Room

6.38m x 3.52m (20' 11" x 11' 7") approximately
Overlooking the rear, predominantly Westerly elevations via oversized windows maximising natural light and afternoon sun, a spacious room ideal for both lounge and dining purposes. Features include satellite television access, telephone point, intercom, radiator and archway to:

Fitted Kitchen

2.36m x 2.07m (7' 9" x 6' 9") approximately
Fitted with a contemporary range of walnut style units with brushed steel furniture to wall and base and stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monobloc tap fitting and brushed steel four ring gas hob with brushed steel extractor hood over and oven under. Other benefits include washer dryer, larder fridge freezer, tiled splash backs, rear aspect window, spot lighting and vinyl flooring.

Bedroom One

5.00m x 3.93m (16' 5" x 12' 11") (at widest) approximately
With oversized window once again maximising natural light, a superbly proportioned double bedroom with telephone point, television aerial point and radiator.

Bedroom Two

2.68m x 3.28m (8' 10" x 10' 9") approximately
Well proportioned double bedroom with 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 fitting. Other benefits include part wall tiling with decorative border, wall mounted mirror, spot lighting, extractor and chrome ladder radiator.

Externally

To the front of the development there is a large courtyard providing ample space for both visitors and guests off street parking. Further grounds surround the remainder of the scheme.

Agents Note

Tenants Costs or Permitted Payments

Holding Deposit

One weeks rent will taken to secure a property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first months