



£700 pcm

 2 Bathroom

 2 Bedrooms

**PROPERTY FEATURES**

- Damage Deposit (5 Weeks Rent) - £807.69
- Council Tax Band B (students must provide an exemption)

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Sunderland, SR1 1NA

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Available from 8th May 2025

Wonderfully light, finished and spacious, furnished first floor luxury two bedroom, two shower room student apartment enjoying a prime city centre location.

Light, spacious and immaculately presented furnished, apartment situated on the first floor of this City Centre building offering easy access to both University Campuses, nearby Bridges Shopping Centre, wide selection of international restaurants, supermarkets and other leisure amenities while transport links are provided by the nearby metro, mainline train station, wide selection of local buses and roads. Internally the accommodation briefly comprises communal entrance with stairs to first floor reception hallway, spacious and light open plan living room into fitted kitchen, two double bedrooms and two ensuite shower rooms/WCs.

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EPC Rating C

### First Floor

#### Communal Hallway

Communal entrance accessed via entrance phone system with stairs to first floor level and leading to:

#### Reception Hallway

with timber effect laminate flooring and door into:

### Open Plan Living Area/Kitchen

7.46m x 2.91m (24' 6" x 9' 7") Approximately enjoying over sized double aspect windows maximising natural light and providing ample space for lounge and dining purposes. Feature include continuation of the timber effect laminate flooring, television aerial point, wall mounted heater and kitchen fittings including range of white contemporary units with brush steel furniture and black high gloss work surfaces over incorporating a stainless steel drainage sink with chrome mixer tap and four ring halogen hob under which there is an electric oven and brushed steel filter hood over. Other benefits include extractor to ceiling, freestanding fridge and separate freezer and hot water tank cupboard.

### Bedroom One

3.75m x 2.80m (12' 4" x 9' 2") Approximately.

excellent double bedroom with oversized window featuring timber effect laminate flooring, television aerial point, wall mounted heater and door into:

### Ensuite Shower Room/WC

Fitted with a white toilet, wash hand basin and over sized corner shower with chrome shower fittings. Other benefits include splash backs, wall mounted mirror, floor tiling and extractor to ceiling.

### Bedroom Two

3.89m x 2.81m (12' 9" x 9' 3") Approximately

superbly proportioned double bedroom with oversized window. Features include timber effect laminate flooring, wall mounted heater, television aerial point and door into:

### Ensuite Shower Room/WC

Fitted with a white toilet, wash hand basin and over sized corner shower with chrome shower fittings. Other benefits include splash backs, wall mounted mirror, floor tiling and extractor to ceiling.

### Agents Note

The apartment is not offered with parking however prospective tenants can apply for Sunderland City Council residents parking permits at their own cost. For further information visit [www.sunderland.gov.uk](http://www.sunderland.gov.uk) and select parking.