



£1,000 pcm



2 Bathroom



3 Bedrooms

PROPERTY FEATURES

- Council Tax Band F (students must provide an exemption)
- Two sizeable terraces and en-suite facilities

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Available 01/07/2024

Stunning three bedroom duplex penthouse apartment situated overlooking the Southern elevations of the River Wear and providing panoramic views over the river and Sunderland City itself. Internally the accommodation is luxuriously appointed over two floors with accommodation briefly comprising; communal entrance with lift access to third floor, open plan reception into dining and lounge areas, off which the first of two terraces is accessed, separate fitted kitchen, utility and separate WC, spiral staircase leads to fourth floor landing accessing three double bedrooms, the master of which features second terrace and en suite shower room/WC and bathroom/WC. Allocated parking is available for one car. A truly unique, stylish, contemporary home. Part furnished.

Council Tax Band F

Deposit required - £1153.84 (5 weeks rent)

Agents Note

The landlord has requested a 12 month tenancy, should this tenancy term not meet your needs please let us know as it may be possible to negotiate this. Please note that this cannot be guaranteed.

Communal Entrance

With lift access to third floor.

Open Plan Reception into Living and Dining Areas

6.32m x 5.72m (20' 9" x 18' 9") (at widest) approximately

RECEPTION AREA

Accessing main body of the accommodation with spiral staircase leading to fourth floor, laminate flooring, feature radiator and through to:

DINING AREA

Providing ample space for sizeable table with feature radiator, continuation of the laminate flooring and leading directly into:

LIVING AREA

With double aspect windows maximising the feel of natural light and space, a glass paned door leads onto the terrace. Features include laminate flooring, spot lighting, satellite television access and telephone point.

Fitted Kitchen

2.24m x 3.61m (7' 4" x 11' 10") approximately
Fitted with a comprehensive range of timber style laminate units to wall and base with high gloss black granite style laminated work surfaces over incorporating a 1½ basin stainless steel drainage sink and four ring Smeg electric hob with brushed steel filter hood and electric oven under. Other appliances include dishwasher, separate fridge and freezer, ceramic floor tiling and through to:

Utility

With plumbing for appliances and extractor.

Separate WC

With white low level WC, hand basin, ceramic floor tiling, extractor to ceiling and ladder radiator.

Fourth Floor Landing

Providing access to bedroom accommodation.

Master Bedroom Suite

BEDROOM

4.04m x 4.22m (13' 3" x 13' 10") approximately
With double aspect picture windows maximising the degree of natural light, a superbly proportioned double bedroom with