

TO  
LET



15 River Quarter, City Centre Sunderland SR1 1TP

£950 pcm

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## PROPERTY SUMMARY

AVAILABLE 19/08/2024

Stunning seventh floor corner modern purpose built City Centre furnished two bedroom luxury apartment affording panoramic views to Westerly and Northerly elevations. Internally featuring high quality contemporary specification and decoration throughout. The accommodation briefly comprises; communal entrance with lift access to seventh floor, private reception hallway, stylish large and light open plan living room into fitted kitchen, two double bedrooms one with shower room/WC and bathroom/WC. To Westerly elevations there is a well proportioned balcony with second Juliet balcony to Northerly elevations, communal gardens and sun deck are located to third floor while one allocated parking bay is located on site. Viewing essential.

Council Tax Band D (students must provide an exemption),

Deposit required £1096.15 (5 weeks rent)

## POINTS OF INTEREST

- *Luxury furnished apartment*
- *City Centre location, seventh floor*
- *Two bedrooms/two washrooms*
- *One allocated parking space*



## ROOM DESCRIPTIONS

### **Communal Entrance**

With lift access to seventh floor. Private entrance door leads into;

### **Reception Hallway**

Providing access to the main body of the accommodation with walk in storage cupboard, utility cupboard with fitted washer/dryer, video entrance phone, wall mounted heater and door into:

### **Open Plan Living Room/Fitted Kitchen**

24' 1" x 16' 11" (7.34m x 5.16m) narrowing to 13' 3" (4.04m) (at widest)  
Approximately,

#### **LIVING AREA**

A substantial space ideal for lounge and dining purposes with double aspect glass paned doors onto balcony and Juliet balcony overlooking both Northerly and Westerly elevations therefore maximising natural light and taking full advantage of the stunning views. Features include satellite television access, telephone point, two wall mounted heaters and open to;

#### **KITCHEN AREA**

Fitted with a comprehensive range of contemporary black high gloss laminate units to wall and base with brushed steel furniture and black granite work surfaces over with halogen four ring hob and one and a half basin stainless steel drainage sink with granite drainer to side, integrated appliance include; larder fridge and separate freezer, split level oven, dishwasher and ceiling suspended brushed steel and glass filter hood over. Other benefits include high gloss granite floor tiling, spotlighting, mood lighting extractor to ceiling, window to Westerly elevations, breakfast bar under unit lighting and splashbacks.

### **Bedroom One**

15' x 11' 6" (4.57m x 3.50m) Approximately,

A superbly proportioned double bedroom with double windows once again maximising natural light with telephone point and wall mounted heater. Door leads directly through to:

### **Ensuite Shower Room/WC**

Fitted with a white WC, hand basin and power shower unit. Other features include ceramic floor and walls tiling, an oversized wall mounted dressing mirror with down lighting, and shaving socket to side, display plinth, extractor to ceiling and ladder towel rail.

### **Bedroom Two**

15' 8" x 10' 11" (4.78m x 3.32m) Approximately,  
Excellent double bedroom with telephone point, television aerial point and heater.

### **Bathroom/WC**

Fitted with a white toilet, hand basin and panelled bath over which there is a mains operated chrome shower fitting. Other benefits include ceramic floor and wall tiling, wall mounted over sized dressing mirror with down lighting and shaving socket to side, display plinth, window, extractor to ceiling and heated ladder towel rail.

### **Balconies**

A well proportioned predominantly West facing balcony accessed via living area, providing stunning views of the City Centre and an ideal space for enjoying warmer summer sunshine. A second Juliet balcony is situated to the Northern elevations and also accessed via the living area.

### **Communal Garden**

Situated on third floor level with landscaped grassed areas, borders and patios strictly for use by residents of the development, providing a further space for enjoying warmer summer sunshine.

### **Parking**

The apartment benefits one allocated parking bay situated on site.

