



**hackett**  
PROPERTY

2, 32 Frederick Street, City Centre SR1 1LN

■ CITY CENTRE STUDIO



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(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



1 Bedroom

### PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- EPC Rating D

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950

[enquiries@hackettproperty.com](mailto:enquiries@hackettproperty.com)

[www.hackettproperty.com](http://www.hackettproperty.com)



rightmove

Zoopla

onTheMarket.com



PRS Property Redress Scheme

## AVAILABLE NOW

Studio accommodation located on the lower ground floor of this city centre development. Ideal first home. Internally the accommodation briefly comprises communal entrance with stairs to lower ground floor entrance lobby, studio with bed/living/kitchen areas and shower room/WC. Situated in the communal areas is a shared laundry. The accommodation offers immediate access to the city centre and wide array of amenities. Transport links are offered by road, metro and mainline train station all of which are nearby.

Council Tax Band A (students must provide an exemption)

Damage Deposit £750(5 weeks rent)

EPC Rating D

### Ground Floor

#### Communal Entrance

With stairs to lower ground floor

#### Entrance Lobby

With secondary door into;

#### Living Room/Kitchen/Bedroom

10' 1" x 12' 4" (3.08m x 3.75m) approximately, With seating area, bed area and fitted kitchen area with range of contemporary fittings including halogen hob, microwave, fridge with freezer cabinet and extractor.

#### Shower Room/WC

With oversized separate shower unit, hand basin and toilet