



hackett
PROPERTY

19 Kensington House, Sunderland, Gray Road Ashbrooke
SR2 8HW
▪ Luxury furnished apartment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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 specification throughout
- Fitted kitchen with appliances

12a Frederick Street,
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



rightmove

Zoopla

onTheMarket.com



PRS Property Redress Scheme

Available 16/06/2025

Luxuriously appointed ground floor, spacious, two bedroom furnished purpose built modern apartment. The accommodation briefly comprises: communal entrance, reception hallway, spacious living room with oversized windows, contemporary fitted kitchen with appliances, two double bedrooms and bathroom/WC with shower. Other benefits include double glazing, entrance phone system and gas fired central heating from combination boiler. Externally there is courtyard parking providing ample space for both residents and guests.

Water rates are charged directly by the landlord for this property. (Sewerage charges are invoiced separately by Northumbria Water).

Damage Deposit £750 (5 weeks)

Council tax band B

Communal Entrance

Accessed via entrance phone system, leading to:

Reception Hallway

Providing access to the main body of the accommodation with storage cupboard ideal for cloaks and bags, radiator and door into:

Living Room

6.38m x 3.31m (20' 11" x 10' 10") approximately Overlooking the predominantly Westerly rear elevations via oversized windows, therefore enjoying considerable afternoon sunlight. This excellent room provides ample space for lounge and dining purposes. Features include telephone point, satellite television access, entrance phone and radiator. An open arch leads to:

Kitchen

2.09m x 2.33m (6' 10" x 7' 8") approximately Fitted with a contemporary range of walnut style laminate units to wall and base with brushed steel furniture and stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monobloc tap fitting and four ring brushed steel gas hob with electric oven under and brushed steel extractor over. Other benefits include larger fridge and separate freezer, tiled splash backs, washer dryer and vinyl flooring.

Bedroom One

4.04m x 5.03m (13' 3" x 16' 6") (at widest) approximately Superbly proportioned double bedroom with oversized windows once again looking onto the predominantly Westerly aspects and therefore enjoying considerable afternoon sunlight. Features include television aerial point, telephone point and radiator.

Bedroom Two

3.36m x 2.72m (11' 0" x 8' 11") 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. Other benefits include wall mounted mirror, part wall tiling with decorative border, extractor to ceiling, vinyl flooring and chrome ladder radiator.

Externally

To the front of the building there is a well proportioned courtyard providing ample space for both guest and resident off street