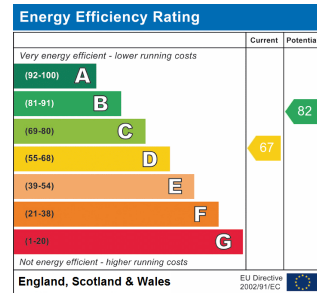




**hackett**  
PROPERTY

4 Bonners Raff, Chandlers Road, Sunderland SR6 0AD

▪ LOFT STYLE RIVERSIDE APARTMENT



£900 pcm



2 Bathroom



2 Bedrooms

**PROPERTY FEATURES**

- Council Tax Band E (students must provide an exemption)
- Damage Deposit £1038.46 (5 weeks rent)

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950

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www.hackettproperty.com



AVAILABLE 16.04.24!

£900.00 Per Month

- Loft style furnished two bedroom apartment
- Stylishly presented throughout perfect for tenants wanting a luxury home
- Riverside location, ideal for University and city centre
- Overlooking the southerly aspects of the river wear
- High quality furnishings and specification.
- Two bathrooms and two walk-in wardrobes/dressing rooms.
- Onsite parking
- Juliette balconies
- Students can access St Peters or City University campuses with ease.

### 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.

### Ground Floor

#### Communal Entrance

accessed via intercom with lift or stair access

#### Open Plan Living Room and Kitchen

11.60m x 4.04m (38' 1" x 13' 3") approximately,

#### Living Area

A spacious area ideal for lounge and dining, featuring a south facing window looking riverside and with Juliette balcony. Other features include an exposed brick wall, timber laminate flooring, phone and satellite TV sockets.

#### Kitchen Area

Fitted with a range of grey shaker style units to wall and base with timber effect work surfaces over. Other benefits include: halogen hob, electric oven, filter hood, sink with drainer, tiled splash backs, under unit lighting, spot lighting and continuation of the laminate flooring.

### Utility Room

Providing excellent storage, with washing machine, vinyl flooring and extraction.

### Bedroom One

3.07m x 3.15m (10' 1" x 10' 4") approximately  
An excellent double bedroom with window onto Juliette balcony also with feature exposed brick wall. Leading into a walk-in dressing room with excellent hanging provided

### En-Suite

With an oversized walk-in shower with power shower fitting, toilet, sink ladder radiator and extractor.

### Bedroom Two

4.24m x 2.76m (13' 11" x 9' 1") approximately,  
A second well proportioned double bedroom with exposed brick wall leading into a walk-in wardrobe with good hanging.

### Bathroom

Fitted with a white three piece suite including toilet, sink and bath, other benefits include ladder radiator, part wall tiling, floor tiling, mirror, shaving socket and extractor

### Parking

The apartment has one allocated on-site space in the garage area, accessed by fob entry roller doors.