



hackett
PROPERTY

Studio 5 Rear of 48, Frederick Street, Sunderland, Tyne
and Wear, SR1 1NF
▪ SPACIOUS & STYLISH TOP FLOOR STUDIO



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(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

£700 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £807.69 (5 weeks rent)

12a Frederick Street,
Sunderland, SR1 1NA

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Available 30/01/2025

A spacious and stylish top floor city center studio ideal for students. Utility bills, WiFi and TV licence are included in the rent and furnishings are of a high standard - representing a home from home!

The accommodation briefly comprises a communal staircase to second floor accessing the private entrance which leads into the large living area with double bed, lounge sitting and work station. The kitchen area is well appointed with full size convector oven, halogen hob and fridge with freezer box. A wall mounted TV is also provided. Other benefits include excellent storage and direct access to shower room with toilet. A communal laundry is also free to use by residents.

Located in the city center perfect for accessing all of its amenities, University campuses and all transport links.

Council Tax Band A (students must provide an exemption)

Damage Deposit £807.69 (5 weeks rent)

Agents Note

This studio is available to single students only.

Accommodation

Communal entrance with stairs to second floor.

Studio Area

4.41m x 5.20m (14' 6" x 17' 1") approximately

Living area :

A spacious area with three seater sofa, work desk and chair, double bed, TV and excellent storage. Three velux windows provide very good natural light.

Kitchen area:

Fitted with a range of high gloss base units including a full size oven, fridge with freezer box, two ring halogen hob, laminated work surfaces and drainage sink. Other benefits include tiled splash backs, extractor, vinyl flooring and door into:

Shower Room & Toilet

Fitted with a separate shower unit, toilet, sink, vinyl panelling, vinyl floor and extractor.

Laundry

Located onsite and free to use by residents.