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# Top Floor Flat, St Bedes Terrace, Sunderland

Per Month £650 Per Month



\* IMMEDIATE AVAILABILITY \* SUNDERLAND CITY CENTRE SR2 \* FURNISHED \* £650 PCM\* £750 DEPOSIT \* TWO BEDROOMS \* TOP FLOOR FLAT \* OPEN PLAN LIVING \* SET OVER TWO FLOORS \* IDEAL FOR TRANSPORT LINKS \* MUST BE VIEWED TO APPRECIATE \* COUNCIL TAX BAND - A \* EPC RATING - C \*

I am delighted to introduce to the rental market this neutrally decorated, two-bedroom flat, available to let. Boasting a sought-after location, this property offers a plethora of amenities that make it a must-see.

The flat is generously proportioned, offering one well-appointed reception room and a modern, open-plan kitchen. There are two bedrooms. The property is served by a single bathroom, neatly finished to complement the overall neutral decor.

Notably, the property has an EPC rating of 'C', reflecting its energy efficiency, and falls within the 'A' council tax band, which is a testament to its affordability.

One of the unique features of this property is the open-plan design, which promotes a harmonious flow between the living and cooking spaces, creating a welcoming environment. Additionally, the property comes with the much sought-after benefit of off-road parking, reducing the daily stress of finding a place for your vehicle.

The location of the flat is a major draw, situated close to public transport links and the city centre, making it ideal for commuters. Local amenities are within easy reach, ensuring all your daily needs are catered for.

For those who value outdoor activities, the property is close to Mowbray Park, historical features, with walking and cycling routes right on your doorstep.

In conclusion, this property offers a superb blend of comfort, convenience, and lifestyle. It is an opportunity not to be missed!

## KEY FEATURES







