



Argyle Square, Sunderland

£650 pcm

1 BED STUDIO

Description

High Quality space in an excellent location. Professional living space. One bedroom Studio, Argyle Square, Sunderland, SR2.

THE AREA / NEIGHBOURHOOD

Argyle square is located close to the City Centre of Sunderland. Close to shops and transport links. Walking distance to Sunderland University.

WHAT 3 WORDS

<https://w3w.co/catch.shots.pills>
///catch.shots.pills

This what3words address refers to a 3 metre square location. Tap the link or enter the 3 words into the free what3words app to find it.

SERVICES

Some bills are included within the rent. The house has complimentary Wifi for all to use.

Tenants will be responsible for paying the electric by electric meter.

Bills included are Gas, water, council tax.



ROOM

Fully furnished Studio with Bed- Lounge / kitchen work space , beautiful bathroom with bath and shower. A Great space.

AVAILABLE

£650.00 PCM AVAILABLE NOW

TERMS AND COSTINGS:

HOLDING FEE - You will be required to pay a holding fee of 1 weeks rent to secure the property. T&Cs apply

DEPOSIT - The deposit for this property is 1 months rent (£650.00) Held in a Secure deposit protection scheme.

MONTHS RENT IN ADVANCE - You will pay 1 months rent in advance before check in

MOVE IN COSTS = RENT AND DEPOSIT ONLY

TERMS AND CONDITIONS - The property is furnished. The tenancy is a Assured Shorthold Tenancy for an initial term of six months at a rental figure of £650.00 per calendar month, payable in advance by standing order. The deposit of £650.00 payable prior to occupation.

REFERENCES - The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

INSURANCE - Tenants are responsible for insuring their own contents.

SMOKING /PETS - Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

Smoking is prohibited inside the property.

LOCAL AUTHORITY /COUNCIL TAX - The council is Sunderland City Council

Council Tax purposes the property is a Band A -LANDLORD PAYS

THE BILL

VIEWINGS - Please contact Rooms to let North East to book a viewing.

SERVICES - The property is heated by gas central heating via combi boiler. The property has mains water, electricity, and drainage connected.

The Tenant will be responsible for all utility bills and outgoings.

OUR MARKETING -

Photographs Oct 2024 / 360 tour Oct 2024

We also provide apartments, studios and long term family homes in the North East for the next stage of living .. Register today to keep updated !

Council Tax Band: A

Deposit: £0

Holding Deposit: £150

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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