



Room 19

£800 pcm

NEW

Description

🏠 Studios to Rent – Sunderland (Sheepfold Area)
Looking for your own private space with everything included?

We're pleased to offer a selection of modern, fully furnished studios in this high-spec co-living development — perfectly positioned close to Sunderland City Centre and ideal for professionals or mature students seeking independent, hassle-free living.

📍 Excellent Location
Situated near the popular Sheepfold area, this property offers fantastic access to:

St Peter's Metro Station – 2 minute walk

Stadium of Light – 2 minute walk

Sunderland City Centre – 10 minute walk

University of Sunderland (St Peter's Campus) – 5 minute walk

University of Sunderland City Campus & Medical School – 15 minute walk

Roker Beach – 15 minute walk



Tesco Superstore – 5 minute walk

Free on-street parking nearby

Everything you need is within easy reach, making this an ideal base for work, study and social life.

 Find us here on What3Words:

///liked.entry.reef

 Your Private Studio

Each of the 21 studios is designed to offer comfort, privacy and independence.

Studios include:

- ✓ Double bed
- ✓ Modern furniture
- ✓ Private kitchenette (microwave, fridge & cooking facilities)
- ✓ En-suite shower room
- ✓ Individually controlled heating
- ✓ Sub-metered electricity (you only pay for what you use)

You'll have your own self-contained space while still benefiting from shared facilities within the building.

 Shared Facilities

Residents also have access to:

Stylish communal lounge areas

Shared social / breakout spaces

Laundry facilities (washing machines & dryers)

Weekly cleaning of communal areas

It's ideal if you'd like the balance of private living with optional social spaces.

🏠 Inclusive Rent

Studio 19 available £800PCM

Your rent includes:

- ✓ Council Tax
- ✓ Communal heating & electricity
- ✓ Hot water
- ✓ Superfast Wi-Fi (Virgin Media)
- ✓ Use of laundry facilities
- ✓ Weekly cleaning of shared areas

The only additional cost is your own in-room electricity, which is individually metered so you remain in control of your usage.

💰 Costs & Key Terms

Rent: £800 payable monthly in advance

Deposit: 1 month (protected in a government-approved scheme)

Holding fee: 1 week's rent (offset against first month if tenancy proceeds)

Tenancy: Assured Shorthold Tenancy, minimum term 6 months

Smoking: Not permitted indoors

Pets: Not permitted without landlord's written consent (may be subject to additional rent/conditions)

Tenants are responsible for insuring their own contents (landlord insurance does not cover personal belongings)

Who Is This Suitable For?

This property is ideal for professionals or serious students looking for:

A modern, well-managed development

A private studio instead of a shared house

A central location with strong transport links

Simple, transparent monthly costs

Arrange a Viewing

If you're interested in securing a studio in this sought-after development, contact Rooms To Let North East today to arrange a viewing.

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 !

AGENT IMPORTANT INFO

Company registration 14086952 England

ICO Data Protection ZB395156

Deposit Protection TDS EW145441

PRS 034498

Property Mark M00004949

CMP- C0137103

INSURANCE Hiscox

Council Tax Band: A

Deposit: £800

Holding Deposit: £184.61

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 37 | |
| (1-20) G | | |

Viewing by appointment only
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