



## Borough Road

Sunderland, SR1 1AE

£695 Per Month



\* IMMEDIATE AVAILABILITY\* SR1 CITY CENTRE \* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN \* £695 PCM \* £801.92 DEPOSIT \* ONE BEDROOM APARTMENT \* FURNISHED \* ACCESS TO LOCAL AMENITIES \* EPC D \* COUNCIL TAX BAND A\*

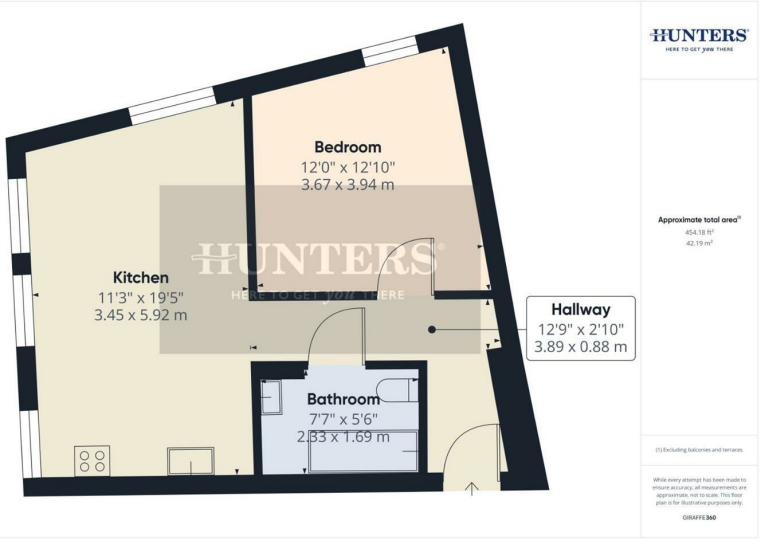
Excellent 2nd floor, luxuriously appointed spacious one bedroom apartment situated in the city centre, within easy reach of the university and Metro and bus station transport links.

Internally the accommodation is tastefully presented with contemporary specification, briefly comprising; communal entrance leading upstairs to apartment entrance hall, open plan living room into fitted kitchen, a sizable duplex bedroom and bathroom/WC.

Modern features include electrical heating, build in washer dryer, kitchen appliances including fridge freezer, LED down lighting, video entrance phone and security alarm.

Bills included: Water, High Speed Internet - No gas in the apartment. Hot water provided by central system so hot water included also.

Council Tax not included.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 