



## Borough Road

Sunderland, SR1 1AE

£750 Per Month



\* IMMEDIATE AVAILABILITY\* \* SR1 CITY CENTRE \* \* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN \* £750 PCM \* £ 865.38 DEPOSIT \* TWO BEDROOM APARTMENT \* FURNISHED \* ACCESS TO LOCAL AMENITIES \* SOME BILLS INCLUDED \* EPC - C \* COUNCIL TAX BAND - B \*

Excellent 1st floor, luxuriously appointed spacious two 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 up stairs to apartment entrance hall, open plan living room into fitted kitchen, two bedrooms and bathroom/WC.

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

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The Bills included are: Water and High Speed Internet (approx 1000mbps) - No gas in the apartment. Hot water provided by central system so hot water included also.

Electricity and Council Tax NOT included.





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SALES - LETTINGS - MANAGEMENT

Approximate total area<sup>(1)</sup>  
713 sq ft  
66.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C Standard. GIRAFFE 360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	75

England & Wales

EU Directive  
2002/91/EC

