



HUNTERS[®]
HERE TO GET *you* THERE

Flat 2, 15 Grange Crescent, City Centre, Sunderland, SR2
7BN

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£700 Per Month

* SR2 CITY CENTRE * PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * £700 PCM * £807 DEPOSIT * ONE BEDROOM APARTMENT * FURNISHED * ACCESS TO LOCAL AMENITIES * EPC D * COUNCIL TAX BAND A*

Excellent ground floor, luxuriously appointed spacious one bedroom apartment situated within easy reach of the city centre, university and Metro/Park Lane bus station.

Internally the accommodation is tastefully presented with contemporary specification, briefly comprising; impressive reception hall, open plan living room into fitted kitchen, a sizeable bedroom and bathroom/WC.

Externally secured off street parking. Modern features include gas central heating, kitchen appliances, LED downlighting, video entrance phone and security alarm.

Available 1st July.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Approximate total area⁽¹⁾

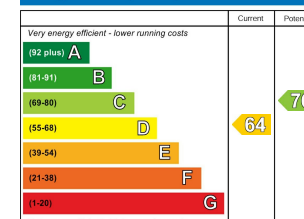
689.56 ft²
64.06 m²

(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.

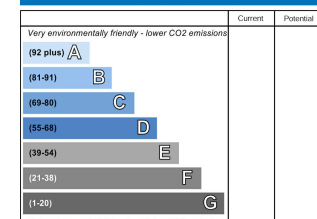
GIRAFFE360

Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

Entrance Hall

12'10" x 4'9"

Bathroom

10'6" x 8'9"


Bedroom

16'2" x 11'10"

Kitchen / Sitting Room

25'0" x 17'2"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





