

Claremont Terrace  
Ashbrooke  
Sunderland  
SR2 7LB



# Claremont Terrace

£495 PCM

## INTRODUCTION

AVAILABLE NOW - TO LET - BEAUTIFULLY PRESENTED ONE BED FULLY SELF-CONTAINED FLAT PERFECT AS A LOW COST HOME CLOSE TO THE CITY CENTRE AND WITHIN WALKING DISTANCE TO PARK LANE METRO.

## ENTRANCE HALL

Second Floor.

Entry phone for main front door, thermostatic control for central heating.

## LOUNGE/KITCHEN

Including kitchen. Open plan to kitchen, double convector radiator, two wooden framed double-glazed sash windows and halogen low voltage lights.

## KITCHEN

Including lounge.

Laminate wood effect flooring, good range of wall and floor units in light wood effect, black laminate marble effect worktops, integrated fridge, integrated electric oven with four ring gas hob, extractor fan.

## BEDROOM

Fitted sliding wardrobes with mirrored door, double convector radiator and wooden frame double glazed sash window

## BATHROOM

Well planned layout, white low level WC, white hand basin, chrome fittings, tiled floor to ceiling, chrome feature towel radiator and a single shower cubicle operated from combi boiler.


## UTILITY ROOM

Situated in main hallway provided very useful additional storage, automatic washing machine and combi boiler.



Local Authority  
Sunderland

Council Tax Band  
A

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## Good Life Homes - Lettings

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