



**1 BEDROOM GROUND FLOOR APARTMENT**

**CLOSE TO SUNDERLAND UNIVERSITY**

**CLOSE TO SUNDERLAND TOWN CENTRE & METRO STATION**

**REAL WOODEN FLOORS**

**MODERN WHITE DECOR THROUGHOUT**

**NEW MODERN GREY KITCHEN**



**Azalea Terrace North, Ashbrooke  
Sunderland, SR2 7ES**

**Monthly Rental Of  
£550.00**



## ACCOMMODATION

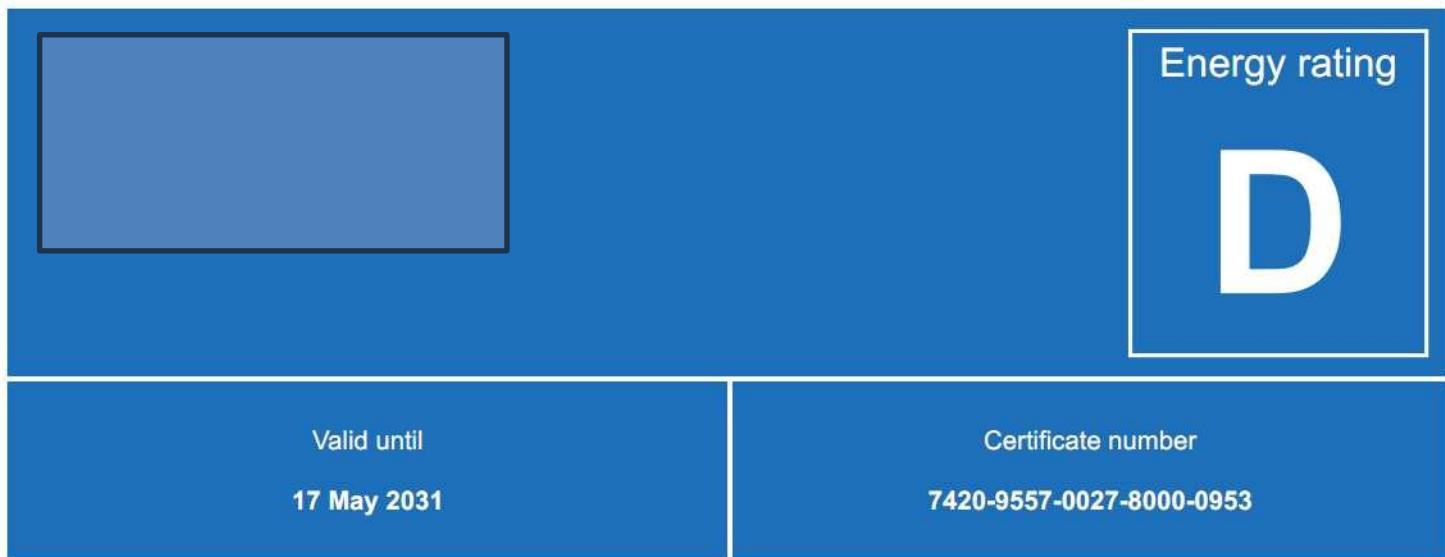
**Open plan Lounge / Kitchen** 15' 5" x 15' 5" (4.7m x 4.7m)

**Bedroom** 13' 5" x 13' 9" (4.1m x 4.2m)

**Bathroom** 7' 10" x 4' 11" (2.4m x 1.5m)



# Energy performance certificate (EPC)



## Property type

Ground-floor flat

## Total floor area

45 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)