

ANTHONY JAMES

SALES - LETTINGS - AUCTIONS



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)

		Energy rating D
Valid until 17 May 2031	Certificate number 7420-9557-0027-8000-0953	

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) (<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.](#)