

HUNTERS®

HERE TO GET *you* THERE



18 Fawcett Street

Sunderland, SR1 1RH

£975 Per Month



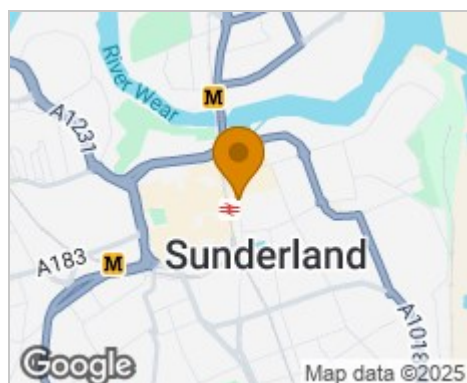
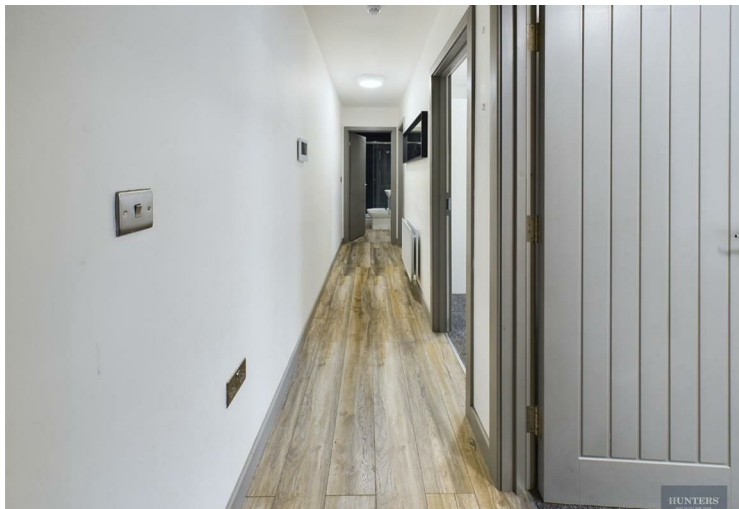
* SR1 CITY CENTRE * £975 PCM * £1125 DEPOSIT * TWO BEDROOM APARTMENT * FURNISHED * HIGH SPEED INTERNET * ALL BILLS INCLUDED EXCEPT COUNCIL TAX * ACCESS TO LOCAL AMENITIES * EPC - B * COUNCIL TAX BAND - A*

Excellent 2nd floor, luxuriously appointed spacious one 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 upstairs to apartment entrance hall, open plan living room into fitted kitchen, two sizeable bedrooms and bathroom/WC.

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





Energy Efficiency Graph

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		
England & Wales	82	82

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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. **THINKING OF SELLING?** 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.

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