



8 Beechholm Court, Ashbrooke, Sunderland, Tyne And Wear, SR2 7UB

£85,000

THOMAS WATSON

Estate Agents

Situated on this popular retirement development off Ashbrooke Range, we are pleased to offer for sale this attractive ground floor 2 bedroom apartment providing suitable accommodation for the over 55s in a popular and convenient location close to local shops, Backhouse Park and bus routes. Benefitting from upvc double glazing and night storage heating. Briefly comprising; entrance hall, communal residents lounge, inner hallway, living room with fireplace opening to fitted kitchen with appliances, two bedrooms one of which has fitted wardrobes, bathroom/wc with three piece suite, communal gardens and car parking space.

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

RESIDENTS LOUNGE

Kitchen area

INNER HALLWAY

Night storage heater, two storage cupboards.



LIVING ROOM 3.30 x 4.83 (10'10" x 15'10")

Fireplace with electric fire opening to Kitchen



LIVING ROOM



KITCHEN 2.06 x 3.28 (6'9" x 10'9")

Range of fitted wall, floor units and work surfaces, stainless steel sink unit and single drainer, electric oven and gas hob with cooker hood, fridge freezer, automatic washing machine, part tiled walls.



BEDROOM 1 3.86 x 2.67 (12'8" x 8'9")

Night storage heater, fitted wardrobe



BEDROOM 2 3.89 x 1.88 (12'9" x 6'2")

Electric panelled radiator



BATHROOM/WC 1.91 x 1.96 (6'3" x 6'5")

Extractor fan, electric heater to wall, tiled walls, suite comprising panelled bath, wash hand basin in vanity unit and low level wc.



EXTERNAL

Communal grounds with car parking space.

Energy Performance Certificate



8, Beecholt Court, SUNDERLAND, SR2 7UB

Dwelling type: Ground-floor flat
Date of assessment: 28 November 2017
Date of certificate: 28 November 2017
Reference number: 9750-2858-7594-9223-5675
Type of assessment: RdSAP, existing dwelling
Total floor area: 57 m²

Use this document to:

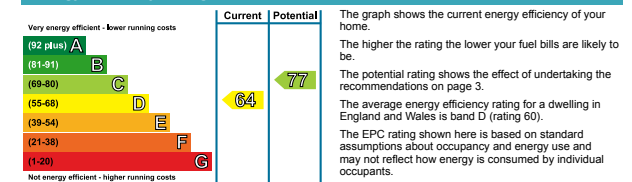
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,319
Over 3 years you could save	£ 837

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 144 over 3 years	
Heating	£ 1,533 over 3 years	£ 885 over 3 years	
Hot Water	£ 564 over 3 years	£ 453 over 3 years	
Totals	£ 2,319	£ 1,482	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 474
2 Increase hot water cylinder insulation	£15 - £30	£ 63
3 Low energy lighting for all fixed outlets	£25	£ 57

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Disclaimer

Thomas Watson Ltd for themselves and for the vendor/vendors of this property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these particulars. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Neither Thomas Watson Ltd nor any person in their employment has authority to make or give any representation or warranty what so ever in relation to this property. We have not tested the services or any equipment or appliances in this property. Accordingly as with all information provided, we strongly recommend prospective buyers to commission their own survey or report before finalising their offer to purchase. Measurements have been taken with a laser tape measure. Room sizes are approximate and are only intended for use as general guidance. Furniture, service charges and ground rent (where applicable) are given as a guide only, and should be checked and verified by your solicitor prior to a legal commitment to purchase. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

