



68 Edmond Court, Ryhope, Sunderland, Tyne And Wear, SR2 0DY
£39,950

THOMAS WATSON
Chartered Surveyor & Estate Agent

PUBLIC NOTICE The vendor has been in receipt of an offer of £38,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

An attractive modern top floor two bedroom apartment providing ideal accommodation for the first time buyer or for investment purposes. Benefitting from full upvc double glazing, electric heating and briefly comprising; Inner hallway, living room, fitted kitchen with appliances, two bedrooms one of which has fitted wardrobes, bathroom/wc with three piece suite and electric shower, communal gardens and garage in nearby block. Realistically priced.



ACCOMMODATION COMPRISES

GROUND FLOOR

Communal entrance hall, intercom system, staircase off

THIRD FLOOR

LANDING

INNER HALLWAY

UPVC front door, storage cupboard, wood stripped floor.



LIVING ROOM 10'3"x 16'10" (3.12m 5.13m)

Wood stripped floor, electric fire



LIVING ROOM



KITCHEN 8'0"x 7'0" (2.44m 2.13m)

Range of fitted wall, floor units and work surfaces, part tiled walls, electric oven and electric hob with cooker hood, automatic washing machine, fridge/freezer.



KITCHEN



BEDROOM 1 13'3"x 9'9" (4.04m 2.97m)

Electric radiator, fitted wardrobes, wood stripped floor



BEDROOM 1



BEDROOM 2 8'0"x 13'5" (2.44m 4.09m)

Wood stripped floor, electric radiator, airing cupboard.



BATHROOM/WC 5'9"x 6'7" (1.75m 2.01m)

Tiled walls, suite comprising panelled bath with electric shower, pedestal wash hand basin and low level wc.



EXTERNAL

Communal gardens. Garage in nearby block.

Disclaimer

Thomas Watson Chartered Surveyors 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 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. Tenure, 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

16 Fawcett Street, Sunderland, Tyne & Wear, SR1 1RH

T: 0191 514 2020

F: 0191 5142323

sales@thomaswatsonstateagents.co.uk

www.thomaswatsonstateagents.co.uk

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Energy Performance Certificate



68, Edmond Court, SUNDERLAND, SR2 0DY

Dwelling type: Top-floor flat
Date of assessment: 21 November 2014
Date of certificate: 24 November 2014
Reference number: 8684-7329-0119-1149-2922
Type of assessment: RdSAP, existing dwelling
Total floor area: 56 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:	£ 3,540
Over 3 years you could save	£ 2,118

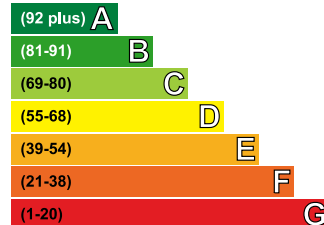
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 126 over 3 years	
Heating	£ 2,634 over 3 years	£ 927 over 3 years	
Hot Water	£ 657 over 3 years	£ 369 over 3 years	
Totals	£ 3,540	£ 1,422	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	77
44	

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 1,014	✓
2 Cavity wall insulation	£500 - £1,500	£ 573	✓
3 Low energy lighting for all fixed outlets	£40	£ 93	

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.