



45 Beecholme Court, Ashbrooke, Sunderland, Tyne And Wear, SR2 7UB

£49,950

THOMAS WATSON

Estate Agents

An attractive 1 bedroom second floor retirement apartment situated in pleasant position within the development with views to the south and west overlooking Backhouse Park. The property benefits from night storage heating and sealed unit double glazing. Comprising; communal entrance hall, intercom system, lift, communal residents lounge, second floor, landing, inner hallway, living room, bedroom, kitchen, bathroom/wc and communal gardens.



ACCOMMODATION COMPRISES

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Intercom system, lift

COMMUNAL RESIDENTS LOUNGE



SECOND FLOOR

LANDING

HALLWAY

INNER HALLWAY

Night storage heater, storage cupboard



LIVING ROOM 10'7" x 16'3" (3.23m 4.95m)

Night storage heater



LIVING ROOM



LIVING ROOM



LIVING ROOM



BEDROOM 10'0" x 11'4" (3.05m 3.45m)
Night storage heater, fitted wardrobes.



BEDROOM



BEDROOM



KITCHEN 6'3" x 10'5" (1.91m 3.18m)

Range of fitted units and work surfaces, stainless steel sink unit and single drainer, electric oven and electric hob, wood stripped floor, fridge, automatic washing machine.



KITCHEN



BATHROOM/WC 6'7"x 7'6" (2.01m 2.29m)

Suite comprising panelled bath, wash hand basin in vanity unit and low level wc, plumbed in shower, part tiled walls, extractor fan, wall mounted heater.



EXTERNAL

Communal gardens with residents parking.



EXTERNAL



EXTERNAL



EXTERNAL



EXTERNAL



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. 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

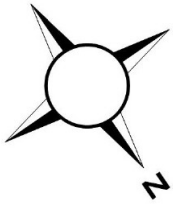
45 Frederick Street, Sunderland, Tyne & Wear, SR1 1NF
T: 0191 514 2020
sales@thomaswatsonestateagents.co.uk
www.thomaswatsonestateagents.co.uk



THOMAS WATSON

Estate Agents





THOMAS WATSON
Chartered Surveyor & Estate Agent
"My wife and I will sell your home personally"

Approx. 493.8 sq. feet





Energy Performance Certificate



45, Beechholm Court, SUNDERLAND, SR2 7UB

Dwelling type: Top-floor flat
Date of assessment: 21 March 2017
Date of certificate: 21 March 2017

Reference number: 8607-4795-8029-8027-9733
Type of assessment: RdSAP, existing dwelling
Total floor area: 47 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:	£ 1,644
Over 3 years you could save	£ 324

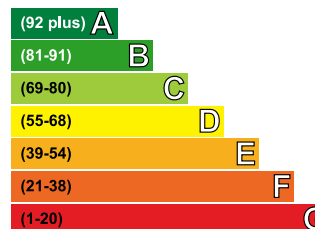
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 120 over 3 years	
Heating	£ 1,056 over 3 years	£ 840 over 3 years	
Hot Water	£ 417 over 3 years	£ 360 over 3 years	
Totals	£ 1,644	£ 1,320	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
71	77

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 Low energy lighting for all fixed outlets	£15	£ 36	
2 High heat retention storage heaters	£800 - £1,200	£ 228	✓
3 Heat recovery system for mixer showers	£585 - £725	£ 57	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.