



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

£47,500

**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

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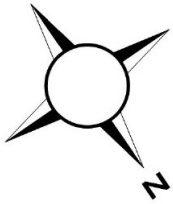


# THOMAS WATSON

## Estate Agents

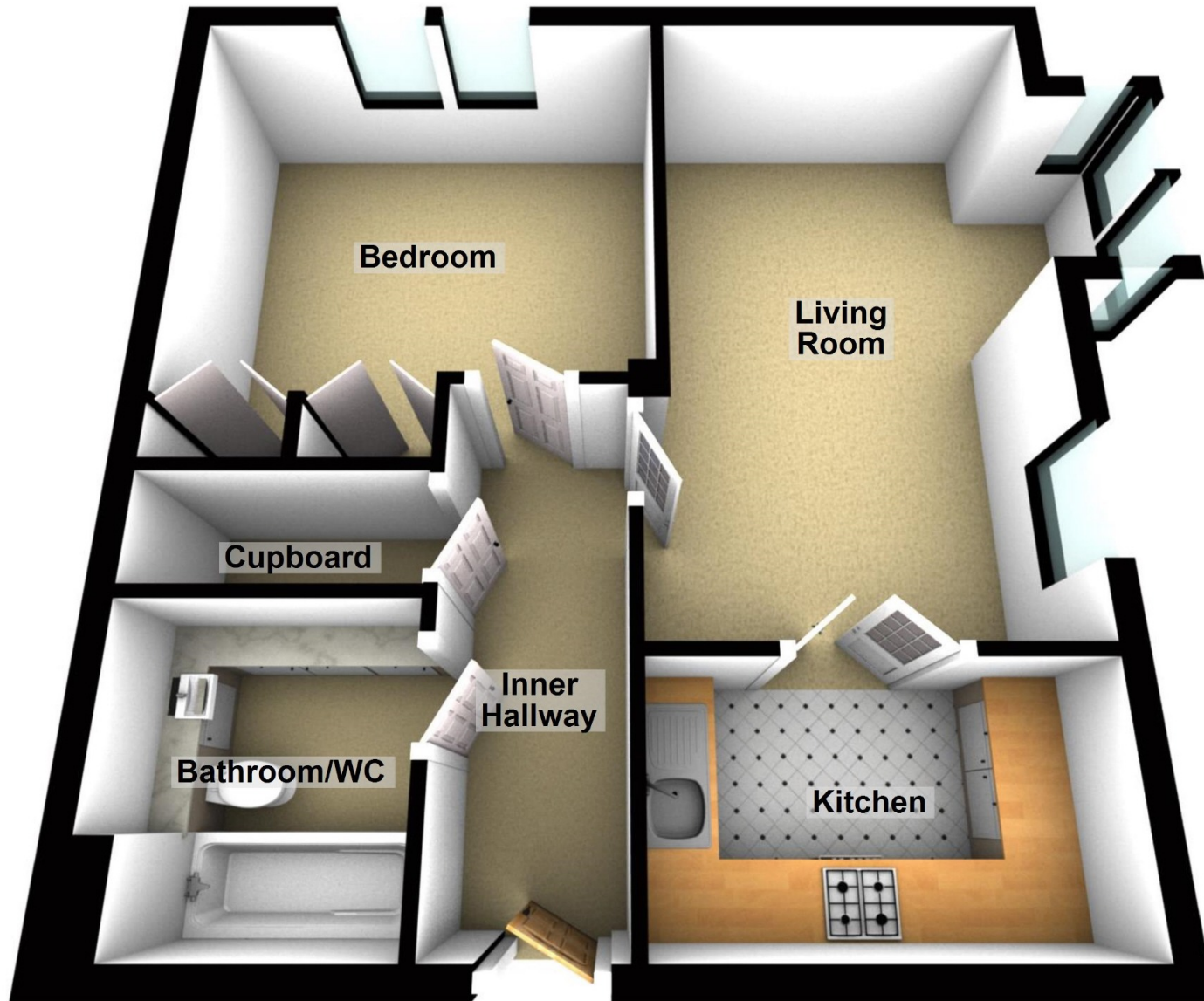






**THOMAS WATSON**  
Chartered Surveyor & Estate Agent  
*"My wife and I will sell your home personally"*

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 m<sup>2</sup>

## 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,644</b>
<b>Over 3 years you could save</b>	<b>£ 324</b>

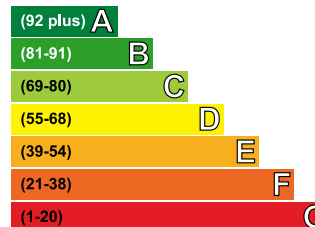
## Estimated energy costs of this home

	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	
<b>Totals</b>	<b>£ 1,644</b>	<b>£ 1,320</b>	

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](http://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.