



St Michaels Court, 48 Gray Road, Christchurch, Sunderland, Tyne And Wear, SR2 8JU

£69,950

THOMAS WATSON

Estate Agents

A modern two bedroom third floor apartment situated in this convenient location close to the City Centre and all amenities. The property benefits from a floored loft accessed via ladder allowing additional storage space. The property has upvc double glazing and gas central heating. Comprising; ground floor, entrance hall, third floor landing, inner hallway, large living room, fully fitted kitchen with oven, hob, fridge freezer and gas combi boiler, bathroom/wc with three piece suite and plumbed in shower, two good sized bedrooms and communal gardens with 1 adjacent car parking space. The property is realistically priced.



ACCOMMODATION COMPRISES
GROUND FLOOR

HALLWAY

Intercom system, staircase off

THIRD FLOOR

LANDING

INNER HALLWAY

**LIVING ROOM 11'0"x 15'8" (3.35m
4.78m)**

Central heating radiator



LIVING ROOM



**KITCHEN 8'10"x 8'8" (2.69m
2.64m)**

Central heating radiator, range of fitted wall, floor units and work surfaces, stainless steel sink unit and single drainer



KITCHEN

Gas combi boiler, electric oven and gas hob with cooker hood, fridge/ freezer



**BATHROOM/WC 9'4"x 5'3" (2.84m
1.60m)**

Central heating radiator, part tiled walls, suite comprising panelled bath with plumbed in shower, pedestal wash hand basin and low level wc



**BEDROOM 1 9'4"x 12'1" (2.84m
3.68m)**

Central heating radiator



**BEDROOM 2 8'3"x 9'4" (2.51m
2.84m)**

Central heating radiator



EXTERNAL

Communal grounds with 1 adjacent car parking space.

Disclaimer

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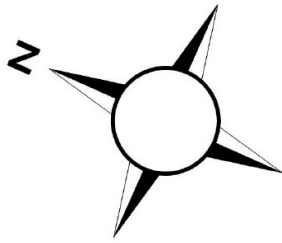
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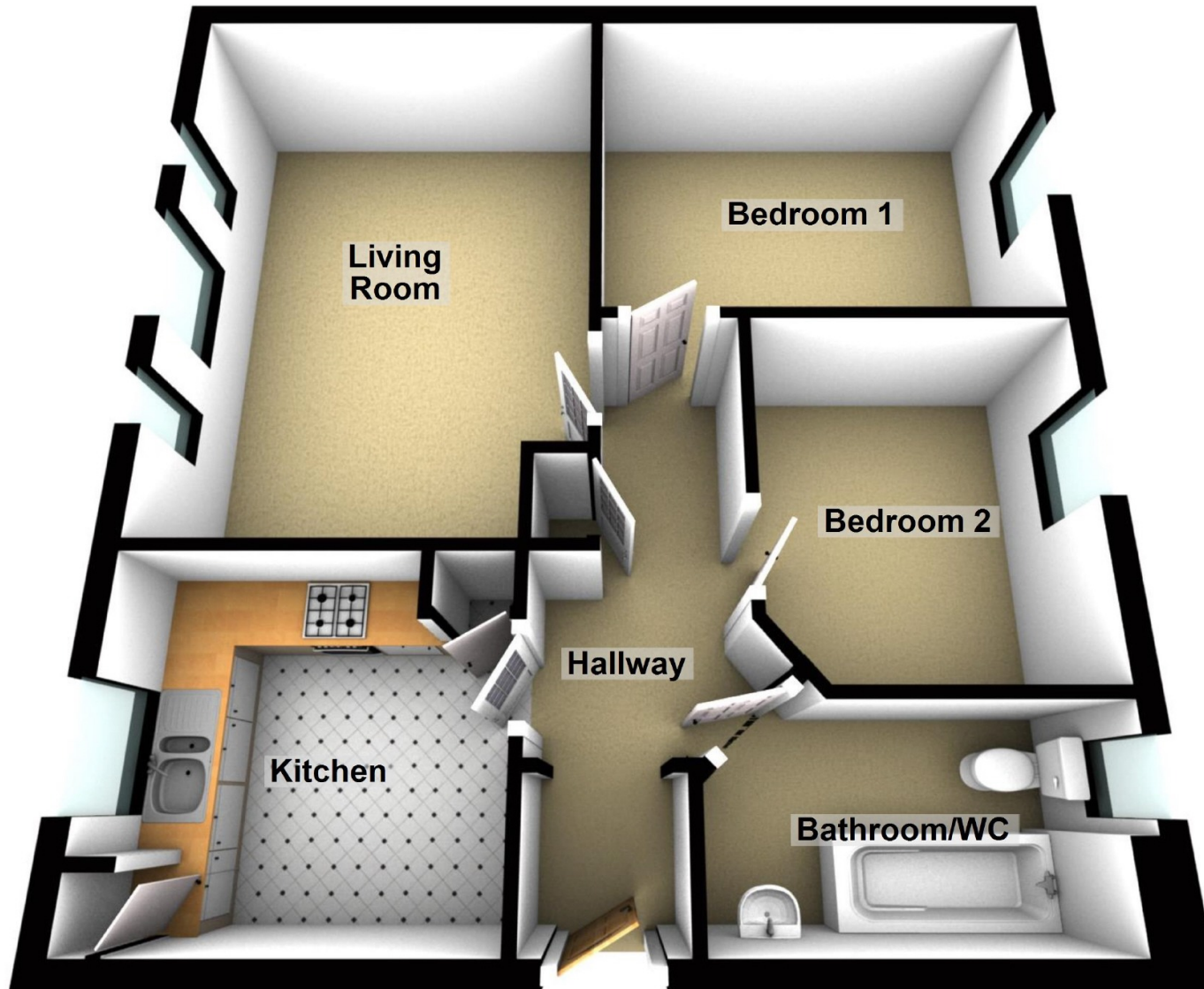
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Approx. 585.5 sq. feet





Energy Performance Certificate



Apartment 48 St. Michaels, Gray Road, SUNDERLAND, SR2 8JU

Dwelling type: Top-floor flat
Date of assessment: 14 September 2017
Date of certificate: 15 September 2017
Reference number: 9348-6050-7241-5943-0950
Type of assessment: RdSAP, existing dwelling
Total floor area: 52 m²

Use this document to:

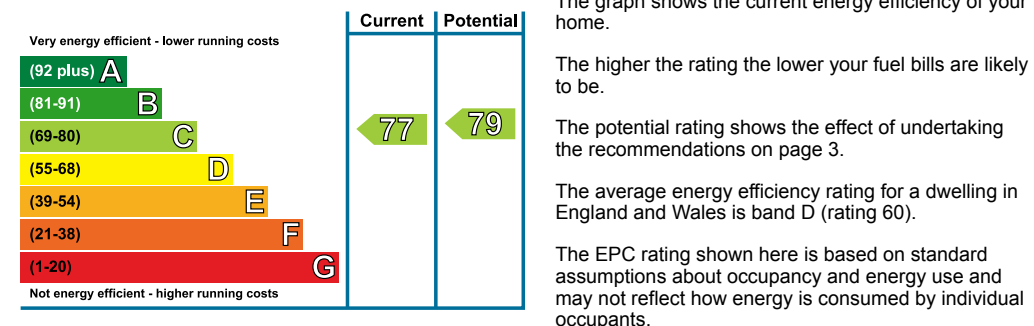
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,197
Over 3 years you could save	£ 102

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 138 over 3 years	
Heating	£ 687 over 3 years	£ 702 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 1,197	£ 1,095	

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	Available with Green Deal
1 Low energy lighting for all fixed outlets	£60	£ 102	

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.