



1 Queen Alexandra Mews, Ashbrooke, Sunderland, Tyne And Wear, SR2 9HR
Offers over £129,950

THOMAS WATSON
Estate Agents

*** Recently Reduced By £10,000*** Situated in this superb residential location fronting onto Queen Alexandra Road with good access to all local amenities including Backhouse Park, we are delighted to offer For Sale this attractive ground floor two bedroom apartment ideal for a range of buyers including professionals, providing excellent accommodation in a popular and convenient location. Benefitting from sealed unit double glazing, night storage heating and briefly comprising; hallway, living room, fitted kitchen with oven and hob, wet room/wc, two bedrooms and landscaped communal gardens with adjacent car parking space.



ACCOMMODATION COMPRISES

GROUND FLOOR

Intercom system

HALLWAY

Night storage heater

LIVING ROOM 3.75 x 4.75 (12'4" x 15'7")

Night storage heater, fireplace with electric fire



LIVING ROOM



LIVING ROOM



KITCHEN 3.5 x 2.25 (11'6" x 7'5")

Range of fitted units and work surfaces, stainless steel sink unit and single drainer, electric oven and electric hob with cooker hood, part tiled walls



KITCHEN



WET ROOM/WC

Tiled walls, suite with plumbed in shower, pedestal wash hand basin and low level wc



BEDROOM 1 4.2 x 2.75 (13'9" x 9'0")

Electric radiator



BEDROOM 1



BEDROOM 2 2.5 x 3.3 (8'2" x 10'10")

Electric radiator



EXTERNAL

Attractive landscaped communal gardens with lawns, trees, shrubs and fencing. Communal car parking spaces.



Disclaimer

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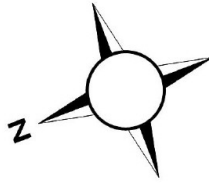
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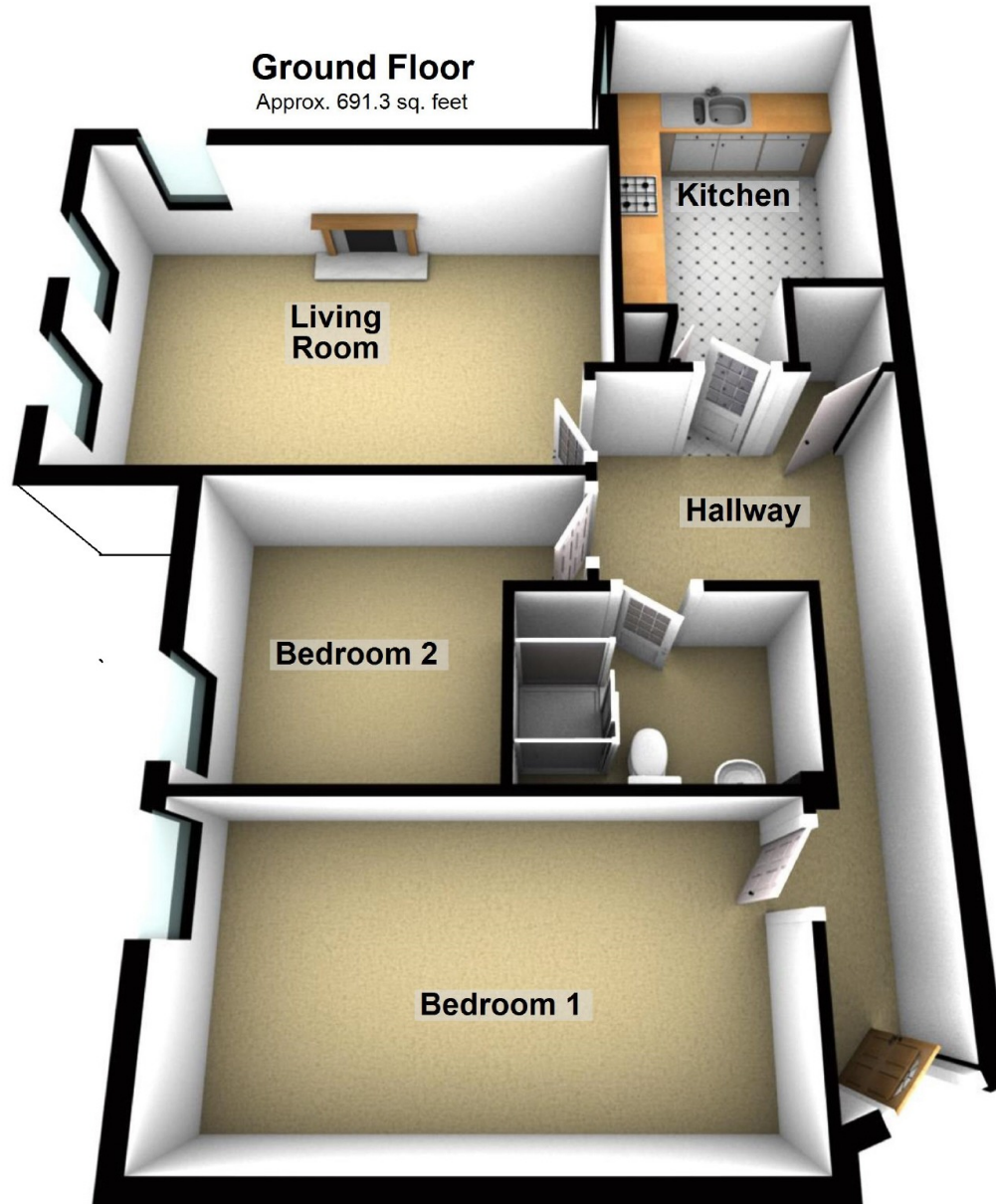


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Ground Floor

Approx. 691.3 sq. feet





Energy Performance Certificate



Flat 1 Queen Alexandra Mews, 123, Queen Alexandra Road, SUNDERLAND, SR2 9HR

Dwelling type: Ground-floor flat
Date of assessment: 14 September 2018
Date of certificate: 14 September 2018
Reference number: 8478-7321-6900-5074-1996
Type of assessment: RdSAP, existing dwelling
Total floor area: 61 m²

Use this document to:

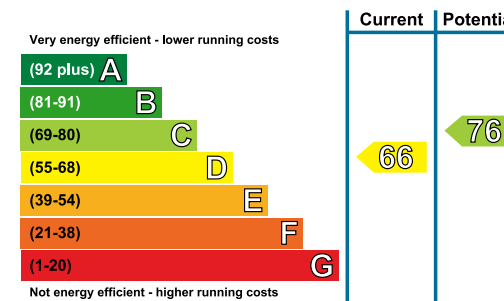
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,421
Over 3 years you could save	£ 693

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	
Heating	£ 1,794 over 3 years	£ 1,101 over 3 years	
Hot Water	£ 462 over 3 years	£ 462 over 3 years	
Totals	£ 2,421	£ 1,728	

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



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
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 384
2 High heat retention storage heaters	£1,200 - £1,800	£ 309

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.