



29 Beechholm Court, Ashbrooke, Sunderland, Tyne & Wear, SR2 7UB

£65,000

**THOMAS WATSON**

Estate Agents



An immaculate ground floor retirement apartment situated on this popular retirement development adjacent to the Cedars and Back House Park with good access to a variety of local amenities. Benefitting from electric heating, sealed unit double glazing and comprising hallway, living room, refitted kitchen with appliances, double bedroom with fitted wardrobes, bathroom/wc with 3 piece suite. Communal gardens with car parking space. An ideal retirement apartment.



## ACCOMMODATION COMPRISES

### HALLWAY

Electric panelled radiator. Storage cupboard.

### LIVING ROOM 3.25 x 4.63 (plus bay) (10'8" x 15'2" (plus bay))

Electric panelled radiator. Opening through to Kitchen.



### LIVING ROOM



### KITCHEN 2.27 x 3.18 (6'7" x 10'5")

Range of fitted wall, floor units and work surfaces with Breakfast bar. Stainless steel sink unit and single drainer. Extractor fan. Plumbed for automatic washing machine. Electric oven and



### BEDROOM 1 (front) 3.0 x 3.43 (9'10" x 11'3")

Night storage heater. Range of fitted wardrobes.



### BEDROOM 1



### **BATHROOM/WC 1.91 x 2,25 (6'3" x 7'5")**

Chrome heated towel rail. Suite comprising panelled bath, wash hand basin in vanity unit and low level wc. Tiled floor. Part tiled walls.



### **BATHROOM/WC**



### **EXTERNAL**

Communal gardens with car parking space.

Disclaimer

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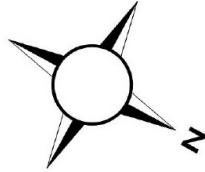
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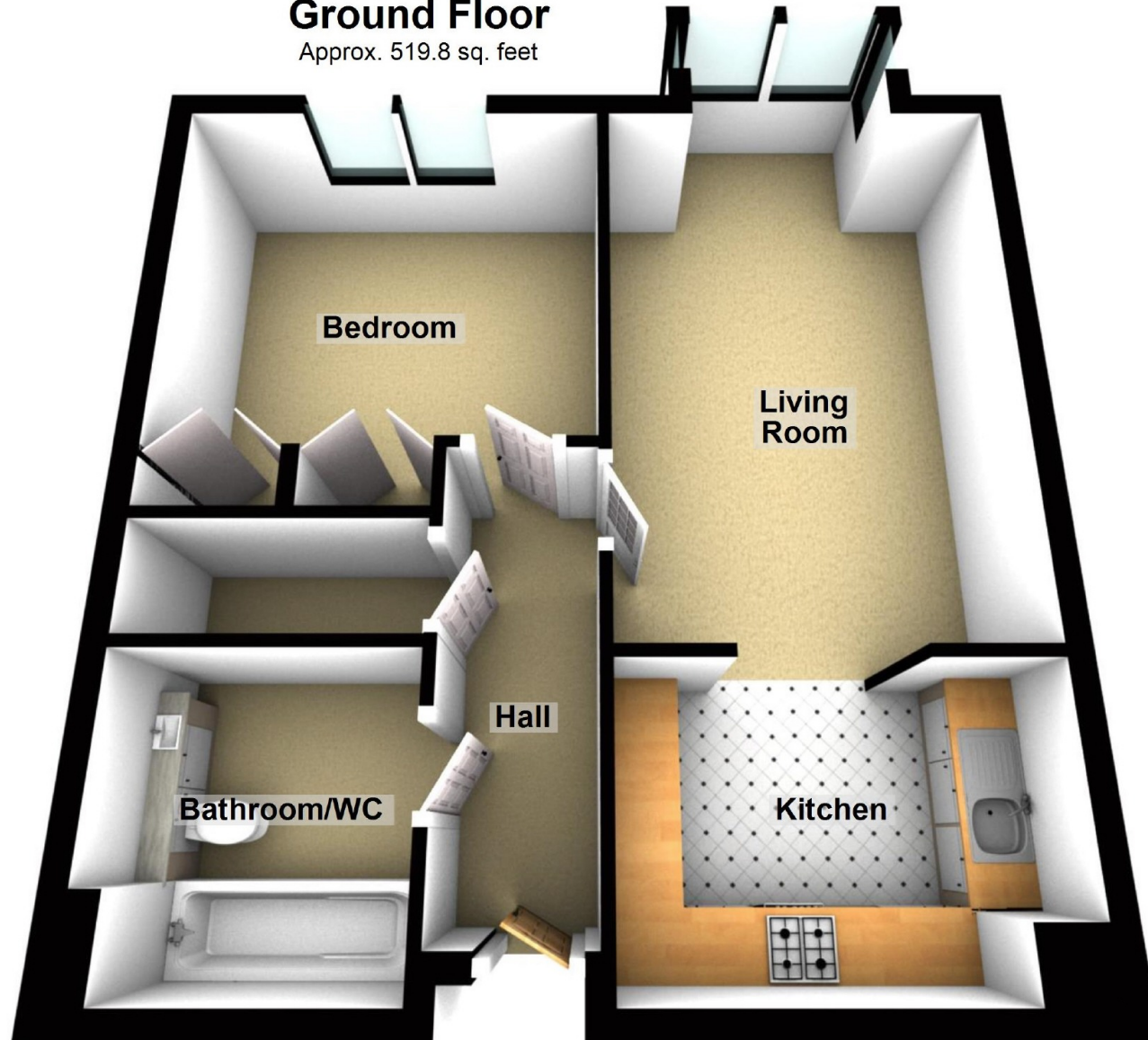


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## Ground Floor

Approx. 519.8 sq. feet







## Energy Performance Certificate



29, Beechholm Court  
SUNDERLAND  
SR2 7UB

Dwelling type: Ground-floor flat  
Date of assessment: 14 October 2011  
Date of certificate: 14 October 2011  
Reference number: 8419-6920-9589-0024-6992  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 41 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81 - 91) <b>B</b>                          |           |           |
| (69 - 80) <b>C</b>                          |           |           |
| (55 - 68) <b>D</b>                          | <b>69</b> | <b>77</b> |
| (39 - 54) <b>E</b>                          |           |           |
| (21 - 38) <b>F</b>                          |           |           |
| (1 - 20) <b>G</b>                           |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales EU Directive 2002/91/EC     |           |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81 - 91) <b>B</b>  |           |           |
| (69 - 80) <b>C</b>  |           |           |
| (55 - 68) <b>D</b>  | <b>58</b> | <b>60</b> |
| (39 - 54) <b>E</b>  |           |           |
| (21 - 38) <b>F</b>  |           |           |
| (1 - 20) <b>G</b>   |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 370 kWh/m <sup>2</sup> per year | 353 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 2.7 tonnes per year             | 2.6 tonnes per year             |
| Lighting                 | £47 per year                    | £27 per year                    |
| Heating                  | £240 per year                   | £212 per year                   |
| Hot water                | £163 per year                   | £91 per year                    |

**You could save up to £120 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.