



14 Beechholm Court, Ashbrooke, Sunderland, SR2 7UB
Offers over £47,500

THOMAS WATSON
Estate Agents

We are pleased to offer for sale this attractive one bedroom first floor retirement apartment situated in an excellent position on this popular development off Ashbrooke Range close to Backhouse Park and all amenities. The property benefits from night storage heating and full sealed unit double glazing and briefly comprises hallway, living room, opening through to fitted kitchen with appliances, double bedroom with fitted wardrobes, bathroom/WC with 3 piece suite and communal gardens with car parking space. The apartments on this development are suitable for persons 55 and over and have communal residents lounges and kitchen to the ground floor.



**ACCOMMODATION COMPRISES
GROUND FLOOR**

COMMUNAL ENTRANCE HALL

Communal residents lounge and kitchen area.

FIRST FLOOR

LANDING

INNER HALLWAY

Night storage heater. Large storage cupboard and storage cupboard with water heater.

LIVING ROOM 3.23 x 4.94 (10'7" x 16'2")

Night storage heater. Opening through to kitchen.



LIVING ROOM



KITCHEN 1.89 x 3.17 (6'2" x 10'5")

Range of fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer. Electric oven and electric hob with cooker hood. Automatic washing machine and fridge freezer.



BEDROOM 3.04 x 3.41 (10'0" x 11'2")

Fitted wardrobes.



BEDROOM



BATHROOM/WC

Suite comprising panelled bath, wash hand basin in vanity unit and low level WC. Fully tiled walls. Plumbed in shower.



EXTERNAL

Communal gardens with car parking space.



EXTERNAL



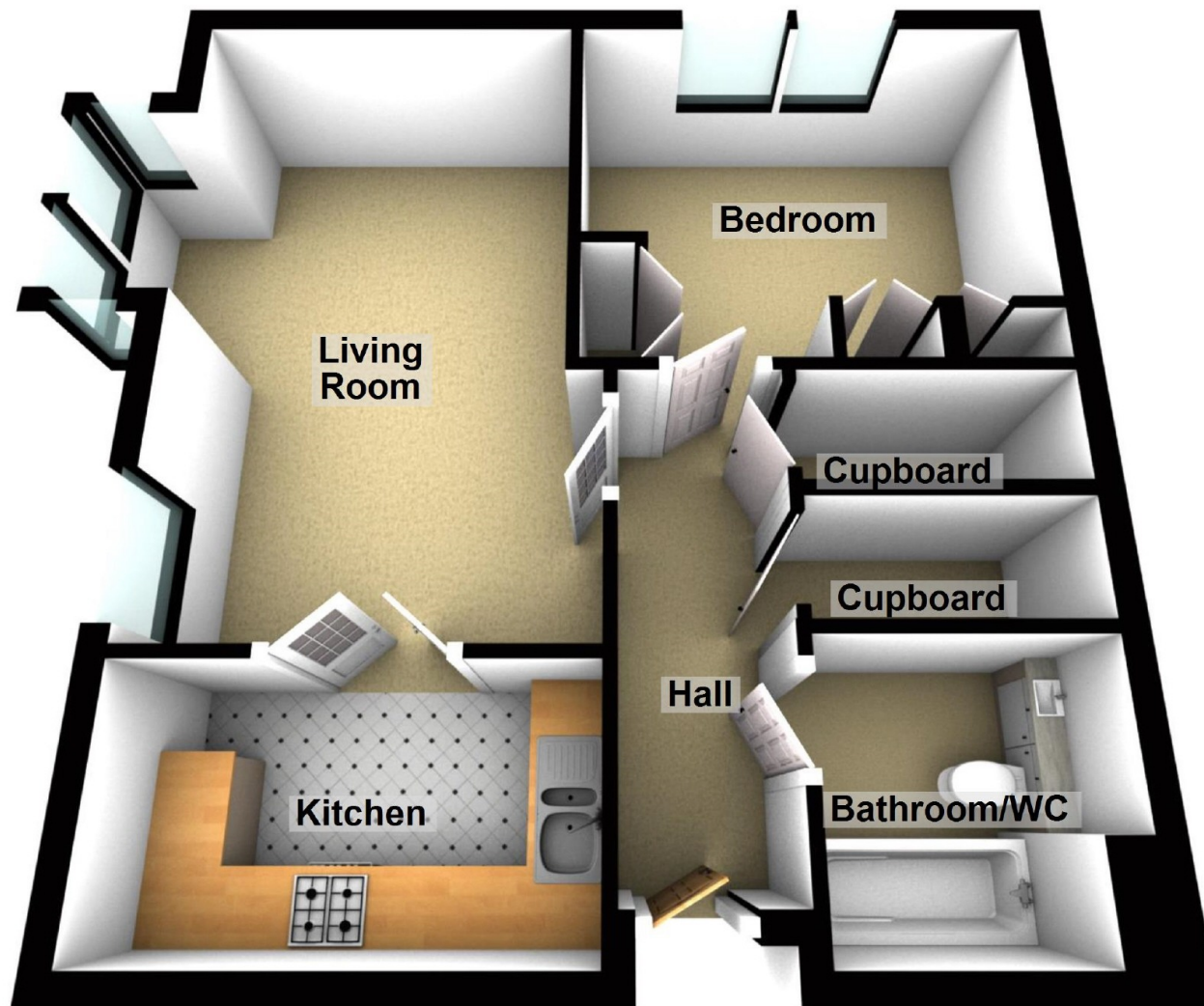
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Approx. 496.5 sq. feet





Energy Performance Certificate



14, Beechholm Court, SUNDERLAND, SR2 7UB

Dwelling type: Mid-floor flat
Date of assessment: 17 August 2019
Date of certificate: 17 August 2019

Reference number: 8905-8136-1629-3697-2813
Type of assessment: RdSAP, existing dwelling
Total floor area: 46 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

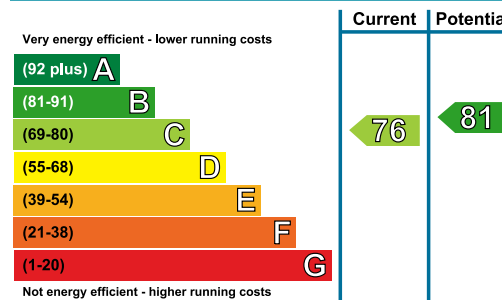
Estimated energy costs of dwelling for 3 years:	£ 1,548
Over 3 years you could save	£ 303

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 132 over 3 years	
Heating	£ 708 over 3 years	£ 630 over 3 years	
Hot Water	£ 609 over 3 years	£ 483 over 3 years	
Totals	£ 1,548	£ 1,245	

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 Increase hot water cylinder insulation	£15 - £30	£ 75
2 Low energy lighting for all fixed outlets	£30	£ 72
3 High heat retention storage heaters	£800 - £1,200	£ 156

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.