



8 Beecholt Court, Ashbrooke, Sunderland, Tyne And Wear, SR2 7UB

£85,000

THOMAS WATSON

Estate Agents

Situated on this popular retirement development off Ashbrooke Range, we are pleased to offer for sale this attractive ground floor 2 bedroom apartment providing suitable accommodation for the over 55s in a popular and convenient location close to local shops, Backhouse Park and bus routes. Benefitting from upvc double glazing and night storage heating. Briefly comprising; entrance hall, communal residents lounge, inner hallway, living room with fireplace opening to fitted kitchen with appliances, two bedrooms one of which has fitted wardrobes, bathroom/wc with three piece suite, communal gardens and car parking space.



**ACCOMMODATION COMPRISES
GROUND FLOOR**

ENTRANCE HALL

RESIDENTS LOUNGE

Kitchen area

INNER HALLWAY

Night storage heater, two storage cupboards.



LIVING ROOM 3.30 x 4.83 (10'10" x 15'10")

Fireplace with electric fire opening to Kitchen



LIVING ROOM



KITCHEN 2.06 x 3.28 (6'9" x 10'9")

Range of fitted wall, floor units and work surfaces, stainless steel sink unit and single drainer, electric oven and gas hob with cooker hood, fridge freezer, automatic washing machine, part tiled



BEDROOM 1 3.86 x 2.67 (12'8" x 8'9")

Night storage heater, fitted wardrobe



BEDROOM 2 3.89 x 1.88 (12'9" x 6'2")

Electric panelled radiator



BATHROOM/WC 1.91 x 1.96 (6'3" x 6'5")

Extractor fan, electric heater to wall, tiled floor, tiled walls, suite comprising panelled bath, wash hand basin in vanity unit and low level wc.



EXTERNAL

Communal grounds with car parking space.

Disclaimer

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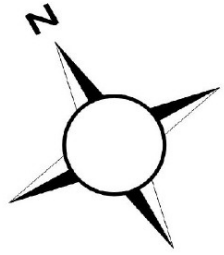
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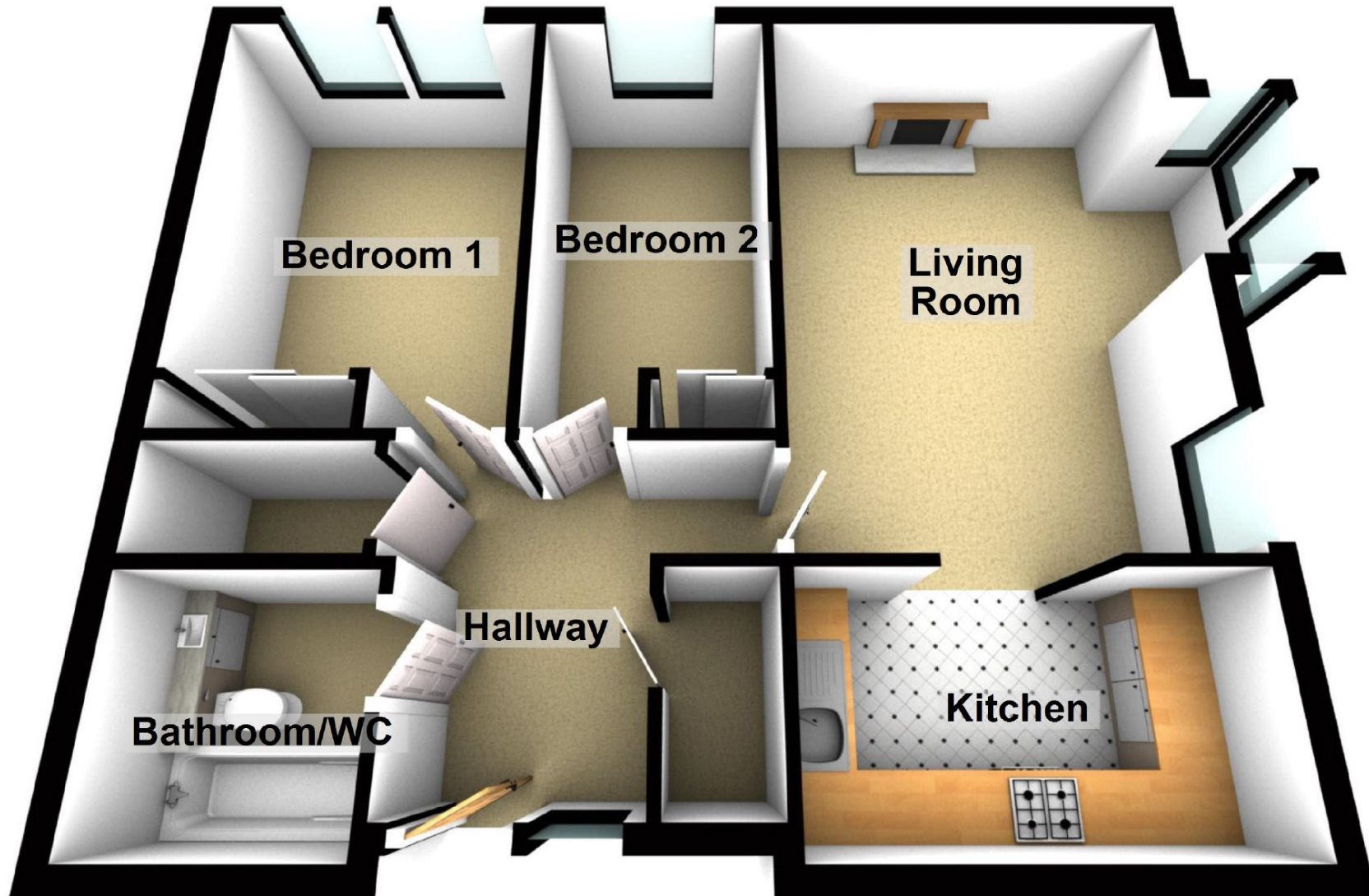


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Ground Floor

Approx. 610.2 sq. feet



Energy Performance Certificate



8, Beechholm Court, SUNDERLAND, SR2 7UB

Dwelling type: Ground-floor flat
Date of assessment: 28 November 2017
Date of certificate: 28 November 2017

Reference number: 9750-2858-7594-9223-5675
Type of assessment: RdSAP, existing dwelling
Total floor area: 57 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

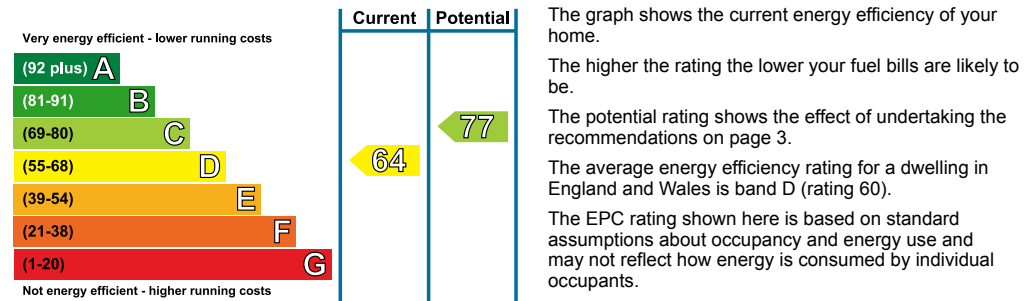
Estimated energy costs of dwelling for 3 years:	£ 2,319
Over 3 years you could save	£ 837

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 144 over 3 years	
Heating	£ 1,533 over 3 years	£ 885 over 3 years	
Hot Water	£ 564 over 3 years	£ 453 over 3 years	
Totals	£ 2,319	£ 1,482	

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
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 474
2 Increase hot water cylinder insulation	£15 - £30	£ 63
3 Low energy lighting for all fixed outlets	£25	£ 57

See page 3 for a full list of recommendations for this property.

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.