



107 Dovecote Meadow, Ford Estate, Sunderland, Tyne & Wear, SR4 0FB

75% Shared ownership £89,950

THOMAS WATSON

Estate Agents

An immaculate modern 2 bedroom apartment situated within this excellent retirement development. Benefitting from UPVC double glazing and communal heating system. Briefly comprising entrance hall with reception area, restaurant, hairdresser and communal seating areas. Apartment with inner hall, living room with double glazed french doors opening through to fully fitted kitchen with appliances, 2 bedrooms, wet room/WC. Communal gardens and car parking space. Offered for sale with a 75% share.



ACCOMMODATION COMPRISES

HALLWAY

Double storage cupboard.

LIVING ROOM 4.14 X 3.71 (13'7" X 12'2")

Double glazed French doors with Juliette balcony.



KITCHEN 2.70 x 3.73 (8'10" x 12'3")

Range of fitted wall, floor units and work surfaces. Sink unit and single drainer. Electric oven and electric hob. Fridge/freezer. Automatic washing machine.



BEDROOM 1 4.35 x 3.12 (14'3" x 10'3")



BEDROOM 2 2.25 x 3.51 (7'5" x 11'6")

Range of fitted wardrobes.



WET ROOM/WC 2.51 x 2.31 (8'3" x 7'7")

Plumbed in shower. Wash hand basin and low level WC.



EXTERNAL

Communal gardens with adjacent car parking space.

Disclaimer

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Energy Performance Certificate



107 Dovecote Meadow, Fordfield Road, SUNDERLAND, SR4 0FB

Dwelling type: Mid-floor flat
Date of assessment: 14 April 2014
Date of certificate: 14 April 2014
Reference number: 8114-7234-2560-8244-0992
Type of assessment: SAP, new dwelling
Total floor area: 64 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

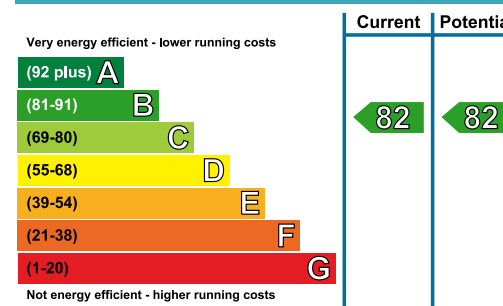
Estimated energy costs of dwelling for 3 years: £ 1,029

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	Not applicable
Heating	£ 591 over 3 years	£ 591 over 3 years	
Hot Water	£ 306 over 3 years	£ 306 over 3 years	
Totals	£ 1,029	£ 1,029	

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 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.