



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

£79,950

**THOMAS WATSON**

Estate Agents



A fully modernised and improved one bedroom ground floor apartment providing excellent accommodation for the retired person. Comprising hallway, living room, refitted kitchen with oven and hob, double bedroom, refitted wet room/wc and communal gardens with car parking space.



**ACCOMMODATION COMPRISES  
GROUND FLOOR  
HALLWAY**

**LIVING ROOM 4.92 x 3.15 (16'2" x 10'4")**

Fireplace with electric fire.



**LIVING ROOM**



**KITCHEN 3.15 x 1.78 (10'4" x 5'10")**

Fully refitted wall, floor units and work surfaces. Sink unit nad single drainer. Electric oven and electric hob. Part tiled walls.



**BEDROOM 3.40 x 3.05 (11'2" x 10'0")**

Range of fitted wardrobes.



**BEDROOM**



## WET ROOM/WC 2.26 x 2.01 (7'5" x 6'7")

Fully tiled walls. Suite comprising pedestal wash hand basin, walk in shower cubicle and low level suite.



## EXTERNAL

Communal gardens. Car parking space.



## EXTERNAL



### Disclaimer

Thomas Watson Ltd for themselves and for the vendor/vendors of this property give notice that: These particulars do not constitute any part of an offer or contract. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these particulars. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Neither Thomas Watson Ltd nor any person in their employment has authority to make or give any representation or warranty what so ever in relation to this property. We have not tested the services or any equipment or appliances in this property. Accordingly as with all information provided, we strongly recommend prospective buyers to commission their own survey or report before finalising their offer to purchase. Measurements have been taken with a laser tape measure. Room sizes are approximate and are only intended for use as general guidance. Tenure, service charges and ground rent (where applicable) are given as a guide only, and should be checked and verified by your solicitor prior to a legal commitment to purchase. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website









# Energy performance certificate (EPC)

28, Beechholm Court  
SUNDERLAND  
SR2 7UB

Energy rating

C

Valid until 3 April 2028

Certificate number

8628-7224-5490-0754-4902

## Property type

Ground-floor flat

## Total floor area

48 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)