









An impressive two bedroom first floor apartment within this popular retirement development, overlooking the communal gardens. The well maintained accommodation has a light and airy feel throughout and comprises communal entrance hall with stairs and lift leading to the first floor. Internally the private accommodation includes a hall, spacious lounge/dining room, modern fitted kitchen, two bedrooms and a fabulous contemporary shower room. Residents of Beechholm Court enjoy the benefit of communal lounge and resident and visitor parking facilities. Situated in the popular residential area of Ashbrooke and is ideally located for all amenities, has excellent transport links to Sunderland city centre and wider road networks. No upward chain.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via security entrance door.

Communal Area



Stair and lift access to the upper floors.

First Floor Apartment

Access via wooden entrance door.

Reception Hall



Electric heater and two storage cupboards.

Lounge/Dining Room 15'9" x 10'9"



Double glazed full height box bay window and window. Electric heater and electric fire. Double sliding doors to kitchen.

Kitchen 6'6" x 10'9"



Modern wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and hood and a fridge freezer. Space provided for washing machine.

Bedroom 1 12'8" x 8'10"



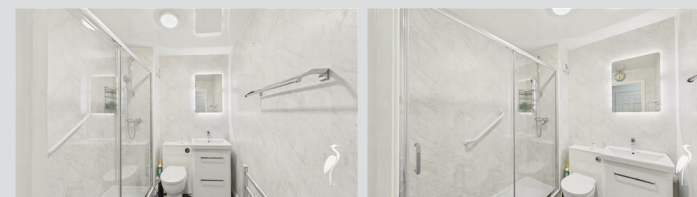
Double glazed window, electric heater and built in sliding door wardrobes.

Bedroom 2 12'7" x 6'2"



Double glazed window, electric heater and built in wardrobes.

Shower Room



Shower cubicle and vanity unit comprising low level wc and hand wash basin. LED touch operated mirror.

Outside



There are delightful well maintained communal grounds and residents/visitor parking facilities.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/1/2019 and the Ground Rent is £0.

The service charge is £2690.28 per annum.

MAIN ROOMS AND DIMENSIONS

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars
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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

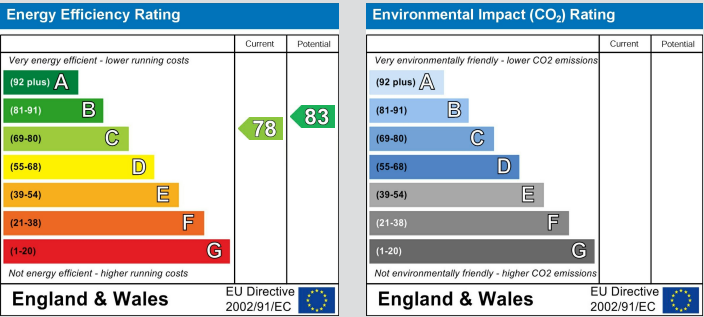
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate total area⁽¹⁾

54.2 m²

583 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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