Beecholm Court, Ashbrooke, Sunderland

Offers over £75,000

COFFEE
TEA
Kitchen Utensils
FAIRY

An attractive, two bedroom apartment, conveniently located on the ground floor of this popular retirement development, overlooking the rear communal gardens. Internally the private accommodation includes a hall with built in storage cupboard, spacious lounge / diner, a fitted kitchen, bathroom and two bedrooms both with fitted wardrobes. Residents of Beecholm Court enjoy the benefit of well-maintained communal gardens, resident and visitor parking facilities and use of the communal lounge. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor they are in the process of extending lease, current lease is 99 years from 1st oct 1988, but extending to 999 years.
Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Service Charges
The Service charge is payable to Kingston Property Services Ltd at a cost of £1,931.17 paid over 10 months by direct debit.
The service charge payment includes buildings insurance, all structural maintenance, window cleaning, lift maintenance, ground maintenance, estate manager, cleaner for communal areas, outside painting every four years, interior decoration of communal areas when necessary, percentage to sinking fund for emergency maintenance to communal areas, electric and night storage heating to the communal lounge, outside electric and maintenance, secure entry system, warden call system, smoke alarm system, maintenance handy man in communal areas only.
Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Communal Entrance

Access via a security entrance door, there is access into the residents lounge and access through to the apartments.

Private Entrance

Hall
Access via an entrance door, there is a built in cloaks cupboard and also an airing cupboard. Doors lead off to the lounge diner, two bedrooms and bathroom.

Lounge/Diner 15'9" x 10'9"

Tall double glazed square bay with full length windows looking out to the rear gardens, there is an electric storage heater and a sliding door leading through to the

Kitchen 7'5" x 6'6"

Fitted with wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and draining unit. Integrated appliances include an electric oven and hob.

Bedroom 1 12'8" maximum measurement including fitted wardrob

Double glazed window to the rear over looking the gardens, electric storage heater and a fitted sliding door wardrobes.

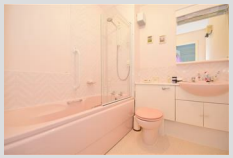
MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'8" maximum measurement including fitted wardrob

Double glazed window to the rear over looking the gardens, electric panel wall heater and a fitted sliding door wardrobe.

Bathroom
Fitted with a low level WC with concealed cistern, a wash hand basin vanity unit and a panel bath with shower over. There are also part tiled walls.

Outside



There are attractive communal gardens and resident and visitor parking facilities.

Important Notice
Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

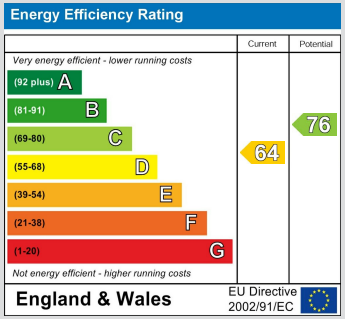
Important Notice
All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

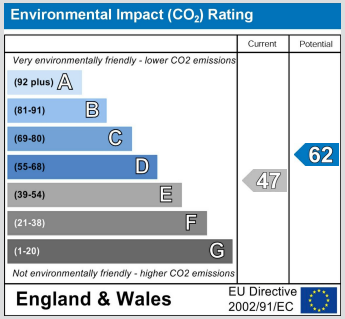
Council Tax Band
We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Sales Viewing Arrangements
To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a viewing online at peterheron.co.uk

Opening Hours
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

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





MAIN ROOMS AND DIMENSIONS