Beecholm Court, Ashbrooke, Sunderland

Offers over £80,000

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 fell 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 Beecholm 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

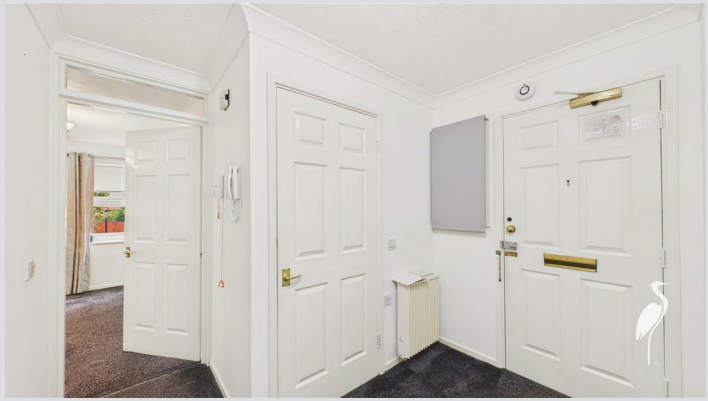
Ground Floor
Access via security entrance door.

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.

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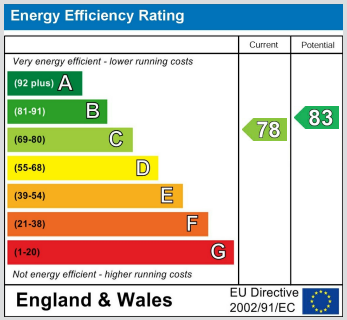
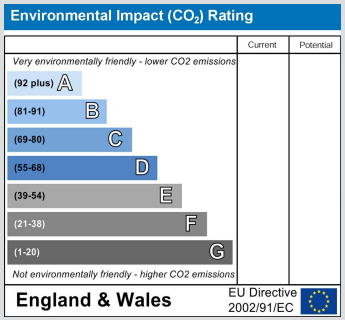
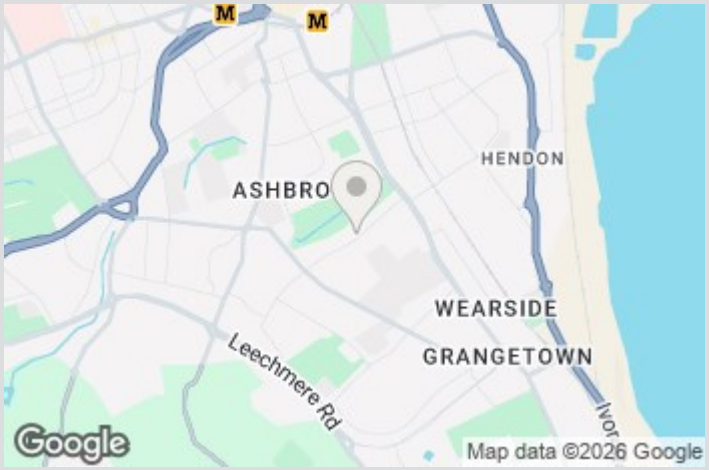
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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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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