









This impressive, larger style one bedroom first floor retirement apartment has been comprehensively upgraded and modernised to provide an exceptional standard of accommodation. The apartment features a pleasant position within the development, briefly comprising of a hall with built in storage cupboard, spacious lounge / diner, a superb fitted kitchen with integrated appliances, a double bedroom with fitted wardrobes and a contemporary shower room/wc. The apartment benefits from a useful storage cupboard, located in the communal hall. Residents of Beechholm Court enjoy well-maintained communal gardens, resident and visitor parking facilities and use of the communal lounge. With no upper chain involved, viewing is essential to appreciate the quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance



Accessed via security entrance door.

## Communal Hallway



Featuring the communal lounge. Stair and lift access to upper floors.

## Private Accommodation

### Hall

Access via entrance door. 2x built in cupboards - one housing the hot water tank and the other for storage.

## Lounge/Diner



Double glazed bow window to front, double glazed window to front, 2x electric wall mounted heaters and sliding door to kitchen.

## Kitchen



Impressive range of fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven, electric hob, fridge and freezer, space for washing machine.

## Bedroom



Double glazed window to front, electric wall mounted heater and fitted wardrobes.

## Shower Room



Superb contemporary suite comprising of a low level WC, washbasin set into vanity unit and walk in shower with mains shower, attractive tiled walls and floor, electric heated towel rail.

## Outside



The property benefits from storage cupboard located in the communal hall. Delightful well maintained communal gardens along with both resident and visitor parking.

## 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.

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

# MAIN ROOMS AND DIMENSIONS

The service charge is £1962.97 per annum.

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

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. 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.

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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

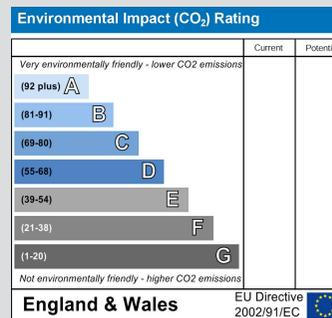
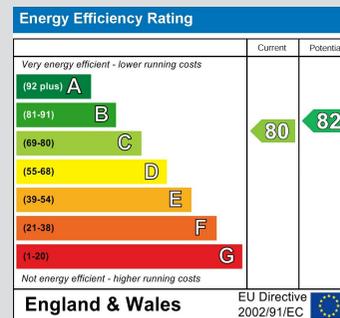
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## 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<sup>(1)</sup>

50 m<sup>2</sup>  
539 ft<sup>2</sup>

(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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