



MICHAEL HODGSON

estate agents & chartered surveyors

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## BEECHOLM COURT, SUNDERLAND £49,950

We offer to the market this 2 bedroom ground floor retirement apartment is situated in the highly sought after Beechholm Court which is located just off The Cedars on Glen Path in Ashbrooke commanding an excellent location close to Backhouse Park, local shops and transport links to Sunderland City Centre. The property is for people over the age of 55 only and briefly comprises of Entrance Hall, Living Room, Kitchen, 2 Bedrooms and Shower Room. Externally there is communal gardens and courtyard parking. There is NO ONWARD CHAIN with this property. No Pets allowed

Apartment  
2 Bedrooms  
Bathroom  
Leasehold

Ground Floor  
Living Room & Kitchen  
Tax Band C  
EPC Rating D



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### Communal Entrance Hall

Ground floor apartment

### Entrance Hall

The Entrance Hall has 2 storage cupboards, telephone entry system, night storage unit

### Living Room

15'10" x 13'7" to bay window

The living room has a double glazed window, large double glazed bay window, feature fireplace with electric fire, cove to ceiling

### Kitchen

6'5" max x 10'10"

The kitchen has a range of floor and wall units, integrated oven, electric hob with extractor oven, plumbed for washer, space for fridge, stainless steel sink and drainer

### Bedroom 1

8'9" max x 9'10", 285'5" max

Double glazed window, night storage heater, fitted wardrobe with sliding doors

### Bedroom 2

12'10" max x 6'2" max

Double glazed window, fitted wardrobe, electric wall mounted heater.

### Bathroom

Suite comprising of WC and wash hand basin on storage unit, bath with shower over, tiled walls

### TENURE

We are advised by the Vendors that the property is Leasehold for a term of 999 years from 1st January 2019. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band C

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

# M I C H A E L   H O D G S O N

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