



MICHAEL HODGSON

estate agents & chartered surveyors

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SEAHAM STREET, SUNDERLAND £125,000

100% OWNERSHIP - Beckwith Mews is an exciting extra care development located in the heart of Silksworth, providing 40 two bedroom apartments which provide spacious accommodation with wheelchair access, a kitchen and level access shower room. There is a full time court manager and 24 hour care and support services available, tailored to individual needs. facilities include a restaurant and a hairdressing salon, communal lounge, gardens with seating areas. This apartment is located on the second floor with lift access and briefly comprises of: Entrance Hall, Living Room, Kitchen, Shower / BathRoom & 2 Bedrooms one of which is currently used as dining room. The property provides modern ready to move into accommodation that should be viewed to be fully appreciated. There is NO ONWARD CHAIN INVOLVED with the sale.

Apartment	2 Bedrooms
Living Room	Kitchen
100% Ownership	No Chain Involved
Viewing Advised	EPC Rating: B



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Entrance Hall

A spacious hallway having a storage cupboard and cloak cupboard

Living Room

15'1" max x 13'1" max

The living room has a range of double glazed windows incorporating a double glazed door opening to a Juliet balcony, feature fire with electric fire, opening to:

Kitchen

The kitchen has a range of floor and wall units, tiled splashback, electric hob with electric oven, stainless steel sink and drainer with mixer tap.

Bedroom 1

14'1" x 9'6"

Double glazed window, range of fitted wardrobes, access to the shower room.

Shower Room

Jack and Jill style shower room accessed from bedroom 1 and the entrance hall. White suite comprising of a wash hand basin sat on a vanity unit, low level WC, walk in disabled shower/ bath.

Bedroom 2

13'4" x 7'11"

Double glazed window.

COUNCIL TAX

The Council Tax Band is Band A.

TENURE

We are advised by the Vendors that the property is held on a leasehold basis for a term of 125 years from 1st January 2009. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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