















This impressive two bedroom ground floor retirement apartment enjoys an enviable corner position, at the rear of the building providing a delightful aspect over Backhouse Park. Internally the private accommodation includes a hall with built in storage cupboard, spacious lounge, a fitted kitchen, two bedrooms, both with fitted wardrobes and a modern shower room. Residents of Beechelm Court enjoy the benefit of well-maintained communal gardens, resident and visitor parking facilities and use of the communal lounge. With no upper chain involved, viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Accessed via a security entrance door. There is access to the communal areas of the building including a communal lounge and access to the private accommodation.

## Private Accommodation

Accessed via an entrance door into the hall.

## Hall



There's an electric storage heater and a built in cupboard providing storage space and also houses the boiler.

## Lounge 15'10" x 10'8" not including bay area



With a double glazed box style bay with floor to ceiling windows providing a delightful aspect over the park. There is a further double glazed window, electric storage heater and sliding door to the kitchen.

## Kitchen 10'9" x 6'6"



With wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an electric oven, electric hob and a fridge. Space has been provided for the inclusion of a freezer and for a washing machine.

## Bedroom 1 13'0" x 8'7"



With a double glazed window providing views over the park, there's an electric storage heater and fitted furniture including wardrobes and a dressing table.

## Bedroom 2 12'7" maximum including fitted wardrobe x 6'2"



Double glazed window providing views over the park, electric storage heater and fitted furniture including wardrobes and a dressing table.

## Shower Room



A modern shower room with a low level WC with concealed cistern, wash hand basin set into vanity unit and a step in shower cubicle with mains fed shower.

## Outside



The apartment benefits from a private storage cupboard located beside the apartment entrance door and residents of Beechelm Court have the use of attractive and well maintained communal gardens, residents parking facilities as well as additional visitor parking facilities.

## Important Notice Part 1

Items described in these particulars are included in the

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# MAIN ROOMS AND DIMENSIONS

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. 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 £179.00 by Movewithus Ltd. 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 Part 2

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

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 years from 1/1/2009 and the Ground Rent is £

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.

## Fawcett Street Viewings

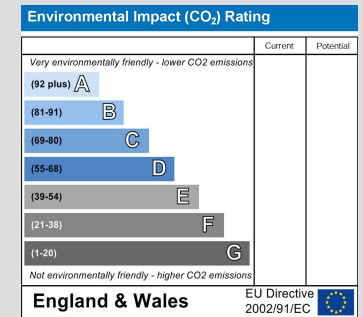
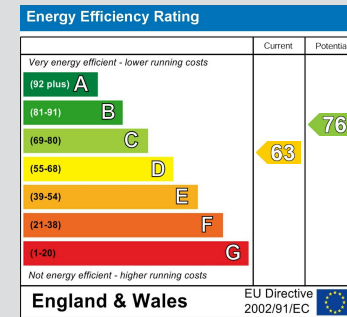
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.

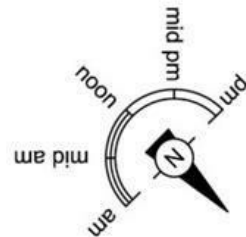


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Approximate Floor Area  
(54.47 sq.m)



32 Beechholm Court