









For Sale by Modern Method of Auction; Starting Bid Price £35,000 plus reservation Fee.

An attractive first floor retirement apartment enjoying a pleasant position within the development with views over Backhouse Park. Internally the private accommodation includes a hall with built in storage cupboard, spacious lounge, a fitted kitchen, a double bedroom and a modern shower room/wc. Residents of Beechholm 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 essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via security entrance door into the

## Communal Area



Both stair and lift access to the upper floors.

## Private Accommodation

### Hall



Access via entrance door, electric storage heater and a built in storage cupboard, doors lead of to the lounge, bedroom and shower room.

## Lounge 16'4" x 9'10" not inc bay



With a box bay, floor deceiving double glazed windows providing views over the park, there is a further double glazed window, electric storage heater and sliding door to the kitchen.

## Kitchen 10'2" x 5'10"



Wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include an electric oven and electric hob, spaces have been provided for the inclusion of a fridge freezer and washing machine.

## Bedroom 1 11'1" x 9'10" not inc robes



Double glazed window enjoying a pleasant aspect over the communal grounds and park beyond, there is an electric storage heater, fitted bedroom furniture including wardrobes and a dressing table.

## Shower Room



Modern suite with a low level WC, concealed cistern, wash hand basin set into vanity unit and a step in shower cubicle.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

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# MAIN ROOMS AND DIMENSIONS

## Outside



There are delightful well maintained communal grounds and 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 there are 64 years remaining on the lease. There is no ground rent to pay and a yearly service charge of £1919.42.

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.

## Auction Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## Important Notice Part 1

Items described in these particulars are included in the 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.

## Fawcett Street Viewings

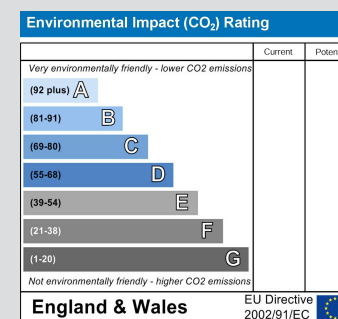
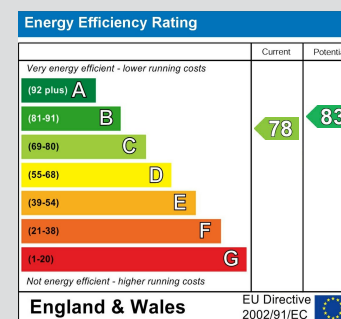
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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  
(47.12 sq.m)

36 Beechholm Court