



MICHAEL HODGSON

estate agents & chartered surveyors

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BEECHOLM COURT, SUNDERLAND

£60,000

We offer to the market this 1 bedroom second floor (top floor) retirement apartment 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, Bedroom and Shower Room. Externally there are well maintained communal gardens and courtyard parking. There is NO ONWARD CHAIN with this property. Viewing is advised.

Retirement Apartment
Living / Dining Room
Shower Room
No Chain Involved

1 Bedroom
Kitchen
Viewing Advised
EPC Rating: TBC



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Entrance Hall

The entrance hall has a night storage heater, loft access, telephone door entry system, coving to ceiling, storage cupboard.

Living / Dining Room

16'6" max x 13'5" max

The living / dining room has a double glazed box bay window and an additional double glazed window, night storage heater.

Kitchen

10'10" x 6'0"

The kitchen has a range of floor and wall units, tiled splash back, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap, plumbed for washer.

Bedroom

11'3" x 10'3"

Double glazed window, range of fitted wardrobes, fitted dressing table, night storage heater.

Shower Room

Suite comprising of a low level WC, and a wash hand basin sat on a vanity unit, shower, extractor, tiled floor.

Externally / Parking

Externally there are well maintained communal gardens and courtyard parking

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property is held on a long Leasehold for a term of 999 years from 1st January 2019.. 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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