









A stunning two bedroom top floor conversion apartment, providing spacious and impressive accommodation on this delightful private road. Internally the stylish private accommodation is accessed at first floor level with its own staircase leading up to a generous landing area on the top floor that would make an ideal study area. There is a superb 21ft lounge with a bay window providing delightful elevated views over the attractive communal grounds. The stunning kitchen is fitted with an excellent range of units, integrated appliances, porcelain tiled floor and a Velux window providing natural light. There is a fabulous bathroom with a free standing roll top bath and two well-proportioned double bedrooms, the master benefiting from a superb en-suite shower room/wc. The apartment is warmed by gas central heating to radiators and has double glazed windows. Externally there are delightful, mature communal gardens and a parking area, as well as a single garage located in a block. We highly recommend a detailed inspection to appreciate the generous accommodation, location and quality of finish, this apartment has to offer.

MAIN ROOMS AND DIMENSIONS

Communal Entrance



Access via a security entrance door, into an attractive communal reception hall with a staircase leading up to the first floor level.

Private Accommodation

The apartment is at first floor level with its own staircase leading up to the spacious hallway area and has a door leading off to the main bathroom at half landing level.

Hallway Area



Spacious hall providing an ideal space for a study area.

Lounge 21'10" into bay x 14'5" not including media wall



This generous room has a double glazed bay window to the front providing delightful elevated views of the communal gardens and beyond. There are also two central heating radiators and a feature media wall with inset fire.

Kitchen 12'3" x 6'11"



Stunning contemporary kitchen, fitted with a good range of wall and base units with work surfaces over incorporating a breakfast bar area, a sink and draining unit. Integrated appliances include a Bosch electric oven and hob with extractor chimney over, dish washer, washer dryer, fridge and freezer. There is a porcelain tile floor and a Velux window providing natural light into the room.

Bedroom 1 12'3" x 11'3"



Approximate measurements as sloping ceiling. This superb master bedroom has a double glazed window to the rear, a central heating radiator, a useful built in cupboard into the eaves area and has a door leading into the en-suite.

En-Suite Shower Room



Fabulous modern en-suite shower room with a low level WC, wash hand basin set into a vanity unit and a step in double shower cubicle with a mains head shower. There is a feature central heating radiator with heated towel rail.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'1" x 12'1"



This well proportioned double bedroom has a double glazed window to the front providing elevated views over the communal gardens and beyond. There is also a central heating radiator.

Main Bathroom



Most impressive contemporary bathroom fitted with a low level WC, twin wash hand basin set into a vanity unit, a free standing roll top bath. There is a built in storage cupboard that also houses the central heating boiler, a feature central heating radiator with a heated towel rail and a double glazed window.

Outside



There are delightful mature communal grounds, a communal parking area with a remote control roller shutter for vehicle access and a single garage located in a block.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 15/5/2018 and the service charge is £90 per month.

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.

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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

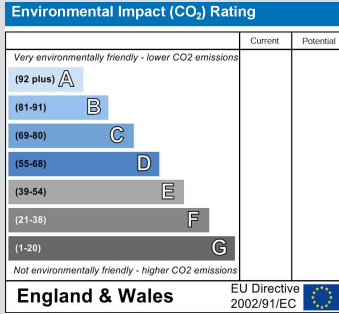
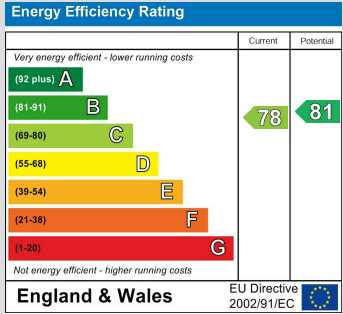
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