

This superb modern two bedroomed third floor apartment is situated in a sought after location on the periphery of the City City within close proximity of the University. Internally the property comprises: communal entrance hall with stairs to third floor apartment, reception hallway, large built-in storage cupboard, spacious lounge with bay window through to contemporary fitted kitchen with integrated appliances, two double bedrooms and bathroom. Externally there is a courtyard with off-street allocated parking. Available with no upward chain, viewing early recommended.

MAIN ROOMS AND DIMENSIONS

Communal Entrance Hall

via telephone intercom system. Stairs to third floor.

Accommodation on Third Floor Apartment

Reception Hall



Built-in airing/storage cupboard.

Lounge/Dining Area 16'5" x 13'1" into bay



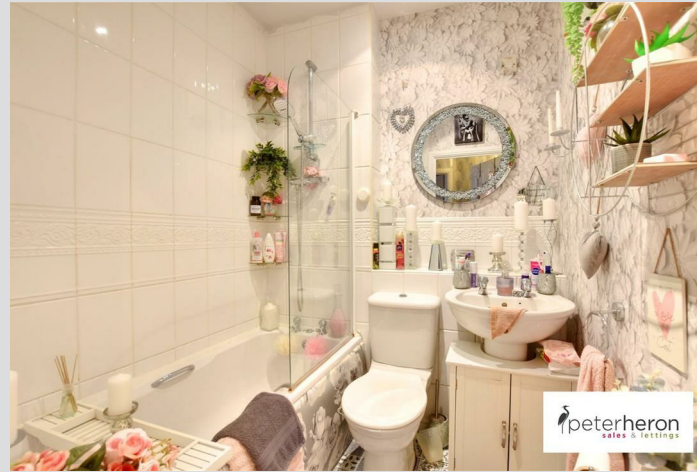
Laminate flooring, velux window and bay window to front, green views to front. Through to contemporary kitchen.

Kitchen 8'10" x 8'5"



Contemporary fitted kitchen with working surfaces incorporating stainless steel sink unit, built-in electric hob/oven, tiled splashbacks, stainless steel extractor fan, automatic washing machine, integrated fridge/freezer, UPVC window to side.

Bathroom



Low level WC, pedestal basin, bath with overhead shower.

Bedroom 1 11'6" x 10'5"



Laminate flooring, UPVC window to rear.

Bedroom 2 9'2" x 8'7"



Laminate flooring, UPVC window to rear.

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MAIN ROOMS AND DIMENSIONS

Outside



Allocated off-street parking in courtyard to rear.

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 128 years remaining on the lease and the Ground Rent is £91.26 per annum. The Service charge is £1413.75 per annum, includes building insurance, general maintenance of communal areas, cleaning, lighting and electricity of these areas, gardening and cleaning of the parking area etc.

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.

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

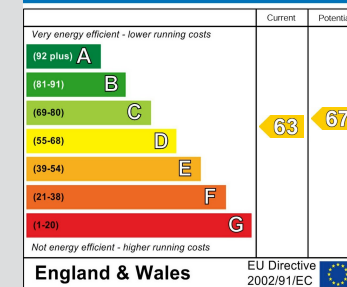
Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

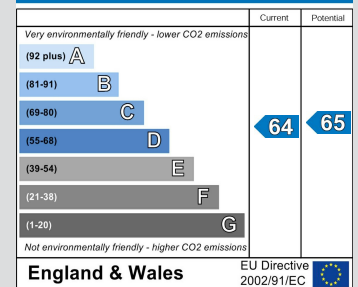
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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