















A well-presented two bedroom flat with the benefit of a garage and a garden, situated on the first floor of this small development of just four flats. Internally the attractive private accommodation includes a hall, open plan lounge and kitchen, two bedrooms and a bathroom/wc. Externally the property features a single garage in a block to the front of the building, along with forecourt parking area and to the rear the flat comes with a section of the delightful rear garden. The flat has gas central heating to radiators and double glazed windows. This location is ideal for local amenities, shops and excellent transport connections. Available with no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## First Floor Apartment

Access via UPVC entrance door.

### Entrance Hall



### Open Plan Lounge & Kitchen 18'11" x 10'10" plus 9'8" x 5'10"



Double glazed bay window to front, double radiator and feature fireplace.

### Kitchen Area



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven and low level fridge. Space

for low level freezer and washing machine. Pantry cupboard and double glazed window to front.

### Bedroom 1 12'10" x 9'11"



Double glazed window to rear and radiator.

### Bedroom 2 9'3" x 7'0"

Double glazed window to rear and radiator.

### Bathroom



Low level WC, washbasin set into vanity unit and bath with shower over, radiator and double glazed window.

### Outside



Forecourt parking area and to the rear the flat comes with a section of the delightful rear garden. Garage in block at front of the building.

### 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 30/11/1974 and the Ground Rent is £30 per annum (£15 to pay in March and November each year).

There is no service charge, there are 4 flats in the building, they run building on ad hoc basis, split costs such as building insurance 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 - Particulars

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. 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

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# MAIN ROOMS AND DIMENSIONS

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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 £300.00 by Movewithus 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](http://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.

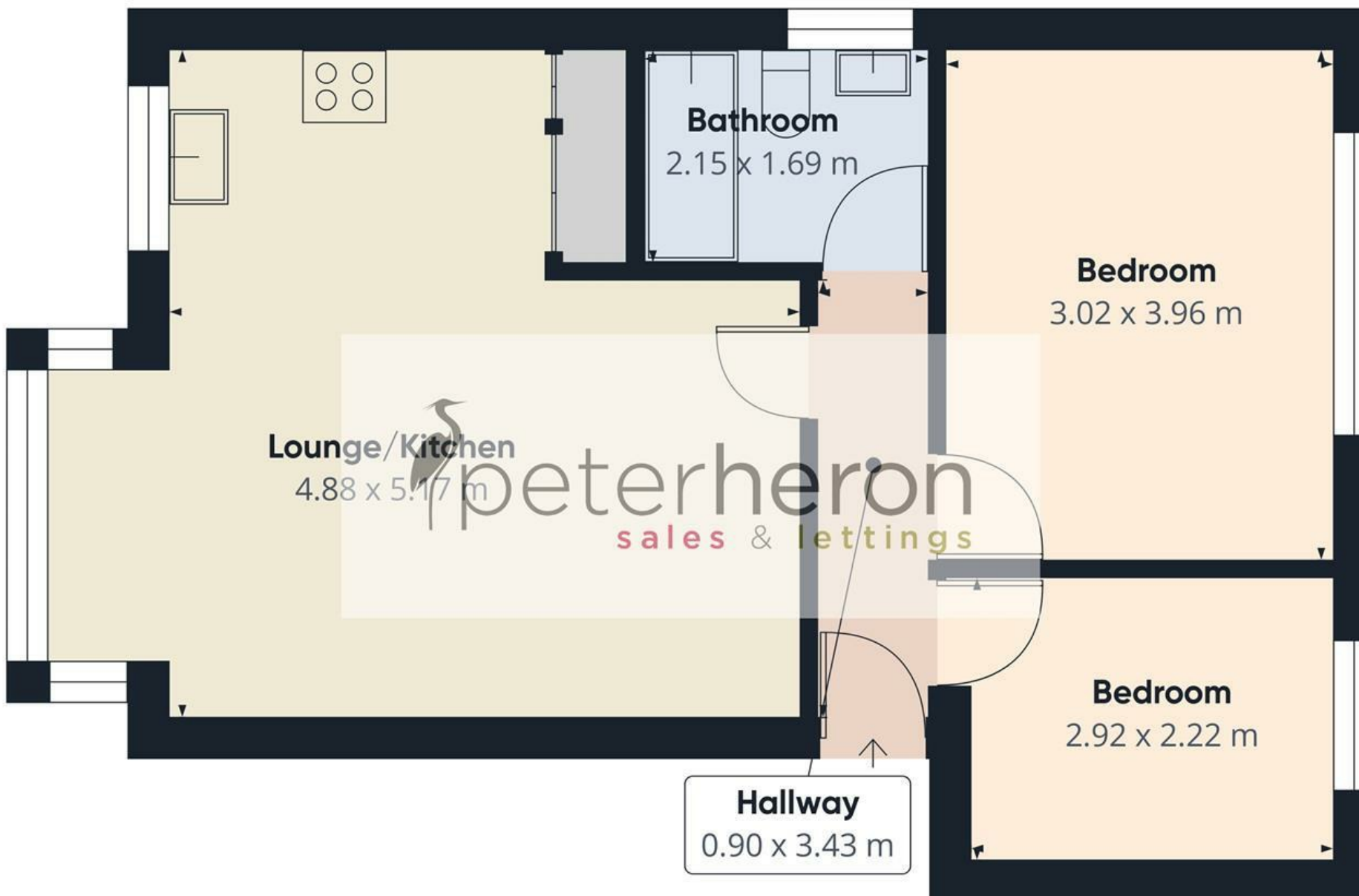


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

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Approximate total area<sup>(1)</sup>  
50.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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