





ABERDEEN





A spacious and attractive two bedroom, eighth floor apartment, situated within this popular residential area. The private accommodation includes a hall with a useful walk in storage cupboard, a generous lounge, kitchen, two well-proportioned bedrooms and a bathroom/wc. Benefits of the property include double glazed windows, central heating to radiators and there is lift access at the building, along with security entry system and residents parking facilities. Conveniently located for easy access to local amenities, shopping facilities and transport connections to surrounding areas and major road connections. With no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

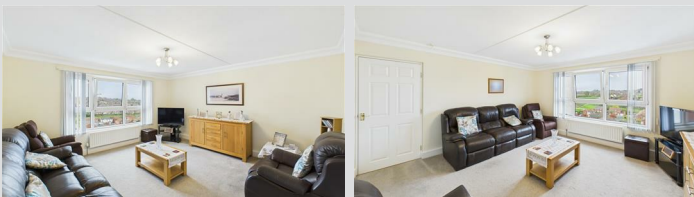
Access via communal entrance door, stairs to the 8th floor with wooden entrance door to flat.

Reception Hall



Storage cupboard and doors to

Lounge 15'0" x 14'2"



Double glazed window to the front, radiator and a folding door to the kitchen.

Kitchen 14'7" x 5'8"



Range of wall and base units with a sink and stove.

incorporating a single bowl stainless steel sink and drainer unit. Integrated oven, electric hobs and extractor hood, space for a fridge freezer and a washing machine. Double glazed window to the front and side, and a radiator.

Bedroom 1 11'3" x 10'2"



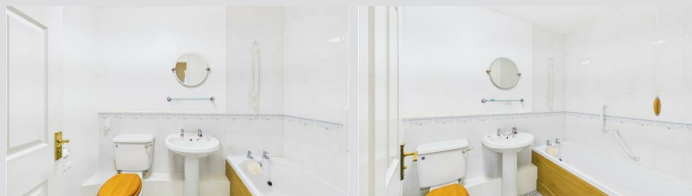
Double glazed window to the front and a radiator.

Bedroom 2 11'3" x 7'0"



(Currently used as dining room) Double glazed window to the front and radiator.

Bathroom



Low level WC, wash hand basin, bath and a radiator.

Views



Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 04/09/2000 and the Ground Rent is £10.00.

The service charge is £2,430.68pa.

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.

Council TaxBand

The Council Tax is Band A.

Important Notice

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

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MAIN ROOMS AND DIMENSIONS

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.

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.

Viewings Fst

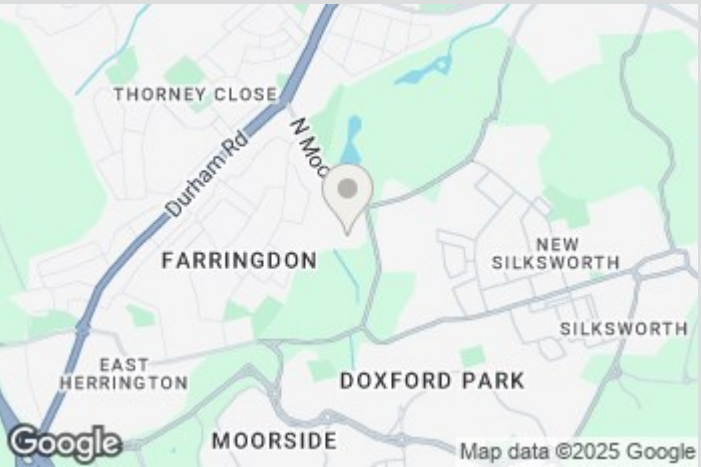
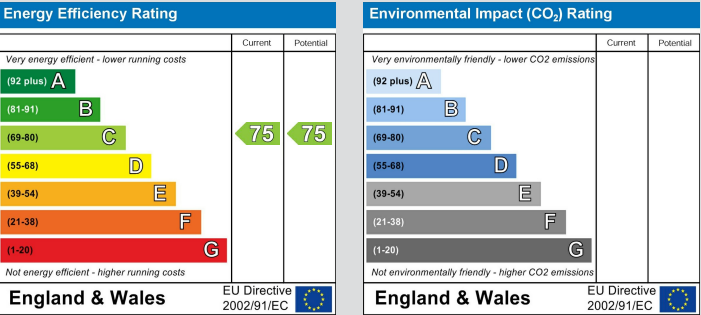
To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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 total area⁽¹⁾
60.3 m²

(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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