













An immaculately presented two bedroom first floor apartment, occupying a delightful position within this small, modern development situated off Silksworth Lane within this ever popular area. A communal entrance door at ground floor level, shared with only one other neighbouring property, has a staircase leading up to the private apartment entrance door. There is a spacious lounge, inner hall, fitted kitchen, a modern bathroom/wc and two well-proportioned double bedrooms. Benefits of the property include a leasehold (999 year lease from 1st January 2000), double glazed windows, gas central heating to radiators, pleasant views, an allocated parking space and attractive communal grounds. This ideal location provides convenient access for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections. Viewing highly recommended!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via communal entrance door, shared with only one other apartment, with a staircase leading up to the private accommodation.

## Private Accommodation

### Lounge 12'0" x 13'1" narrowing to 10'10"



With a entrance door from the communal area, double glazed window to the rear with a delightful aspect, a radiator and a door to the inner hall.

## Inner Hall

With a radiator, built in cupboard and doors leading off to the kitchen, two bedrooms and bathroom.

### Kitchen 11'1" x 7'10"



Fitted wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven and electric hob, spaces have been provided for the inclusion of a fridge freezer and a washing machine, there is a tiled floor, radiator, wall mounted boiler and a double glazed window to the front.

### Bedroom 1 9'8" x 8'9"



Double glazed window to the rear, radiator and built in wardrobes.

### Bedroom 2 10'11" x 10'11"



This double bedroom has a double glazed window to the front, radiator and a built in cupboard.

## Bathroom



Modern suite with low level WC, pedestal wash hand basin and panel bath with mains fed shower over, there is a tiled floor, part tiled walls, radiator, extractor fan and airing cupboard.

## Outside



There are attractive communal ground and the apartment also benefits from an allocated parking bay.

## Council Tax Band

The Council Tax Band is Band B.

## 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 1/1/2000 and the Ground Rent is

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# MAIN ROOMS AND DIMENSIONS

£50 a year and there is a service charge of £470 a year.

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

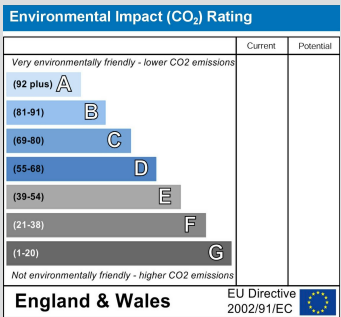
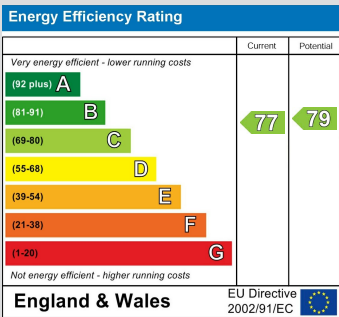
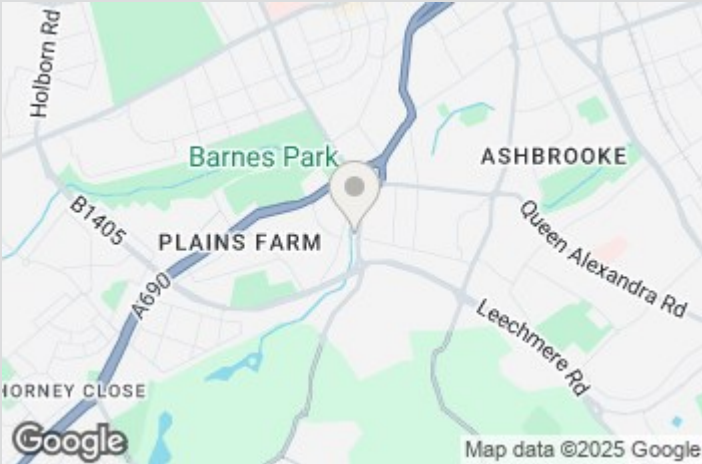
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

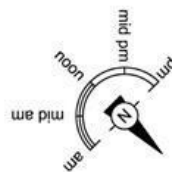


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Approximate Floor Area  
(60.00 sq.m)



8 Cranbrook