









An attractive two bedroom top floor flat, recently decorated and available with immediate vacant possession and no upper chain involved. Internally the private accommodation includes an entrance hall with door leading to covered balcony, lounge, kitchen, two bedrooms and a bathroom. Benefiting from gas central heating and residents parking. The property is well placed for local amenities, shops and transport links with excellent links through to the City Centre and major road connections including the A19 to wider parts of the regions. Early viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via security entrance door. Staircase to upper floors.

## Top Floor Apartment

### Hallway



Radiator and part glazed door leading out to covered balcony area.

### Balcony Area



### Lounge 16'9" x 11'2"



Single glazed window to front with secondary glazing and a radiator.

### Kitchen 8'8" x 7'5"



Wall and base units with working surfaces over incorporating sink unit, space for cooker, fridge freezer and washing machine, wall mounted boiler and single glazed window to rear.

### Bedroom 1 11'5" x 11'2"



Single glazed window with secondary glazing, radiator and recessed area with shelving.

### Bedroom 2 11'3" x 10'11" maximum



Single glazed window to rear and radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal washbasin and panel bath, radiator and single glazed window.

## Outside

Residents parking facilities.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Leasehold

We have been advised by our clients that all the owners in the building share the Freehold. We are waiting confirmation of the lease term and the service charge is £600.00 per annum. There is no ground rent.

Ground rent review period (year/month) - £0

Annual Ground rent increase % - £0

Any prospective purchaser should clarify this with their Solicitor.

## 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 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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

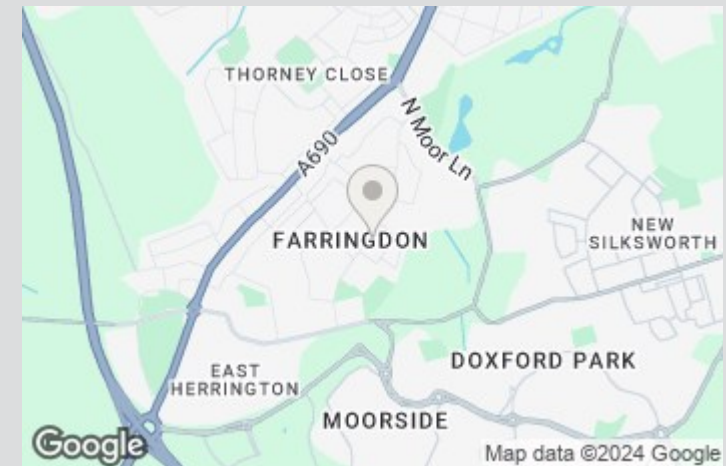
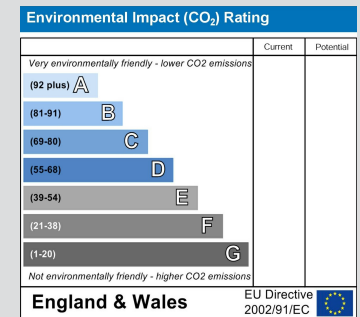
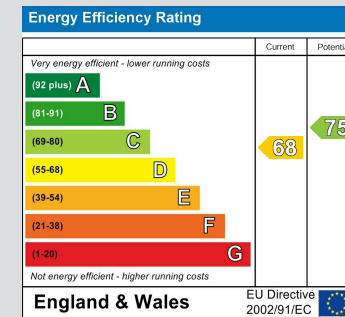
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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