









A spacious and attractive two bedroom first floor apartment with a garage, occupying a superb position within this sought after development. Internally the private accommodation includes a reception hall, generous lounge / dining room, fitted kitchen with integrated appliances, master bedroom with upgraded en-suite shower room/wc, second bedroom and a bathroom/wc. Externally there are well maintained communal gardens and the apartment benefits from a single garage in a block.

This ideal location is close to a range of local amenities and offers convenient links to surrounding areas. With immediate vacant possession and no upper chain involved, we highly recommend early viewing.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via security entrance door into

## Communal Hall



With a staircase to the upper floors.

## Private Accommodation

At first floor level, access via an entrance door to

## Hallway



There is an electric wall mounted heater, a built in cupboard providing storage space and housing the hot water cylinder.

## Lounge/Diner 18'7" into bay x 12'2" +10'1" x 8'10"



This spacious room has a bay to the front with double glazed windows, a further double glazed window to the front, an electric wall mounted heater and a feature fireplace.

## Kitchen 9'4" x 8'5" extending to 12'1"



The kitchen is fitted with a range of modern wall and base units with granite work surfaces over incorporating a 1/2 bowl sink unit. Integrated appliances include an electric oven, an electric hob with extractor chimney over, fridge, freezer, a slimline dishwasher and a washing machine, there is a double glazed window to the side, a tiled floor and a wall mounted heater.

## Bedroom 1 13'2" into bay x 12'0" max measure taken inc fitte



With a bay to the rear with double glazed windows, an electric wall mounted heater, fitted wardrobes and a door to the en suite.

## En Suite Shower Room



With a contemporary suite comprising of a low level WC with concealed cistern, wash hand basin set into vanity unit and a step in shower cubicle, there are tiled walls and a tiled floor.

## Bedroom 2 10'11" max measure inc fitted robes x 8'9"



Double glazed window to the rear, electric wall mounted heater and fitted wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath, there is a tiled floor and part tiled walls.

## Outside



There are attractive communal grounds, parking facilities and the apartment also benefits from a garage located in a block.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 99 years from 1/01/2004 and the Ground Rent is £100 per annum.

The service charge is £1,232.06 per annum.

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 Tax Band

The Council Tax Band is Band C.

## Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
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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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

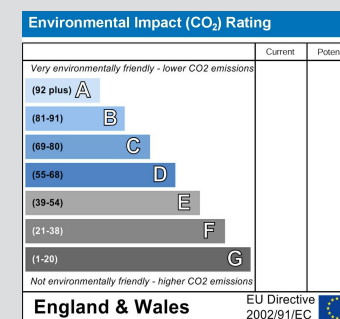
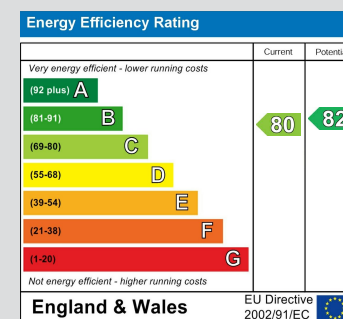
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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Approximate Floor Area  
(79.80 sq.m)

16 Moorhill Court

