















An attractive two bedroom first floor flat which will have an extended lease, situated within this ever popular area. The private accommodation is accessed via its own entrance door leading up to the first floor where there is a lounge, kitchen, two bedrooms and a bathroom/wc. Externally the flat benefits from a driveway providing off street parking, leading to a single garage and there is a small gravelled garden area. This location is ideal for local amenities, shops and schools, as well as excellent transport links. No upward chain, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Entrance

Access via UPVC entrance door with stairs leading to first floor.

## First Floor Accommodation

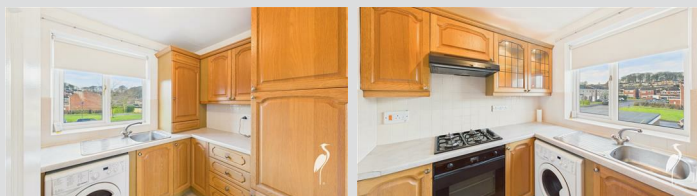
Double glazed window to side and door into apartment.

## Lounge 15'8" x 12'2"



Double glazed window to front, 2x Radiators and storage cupboard. Door to kitchen.

## Kitchen 6'7" x 8'10"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood and fridge freezer. Space for a washing machine. Double glazed window to rear.

## Rear Hall

## Bedroom 1 12'5" x 8'2"



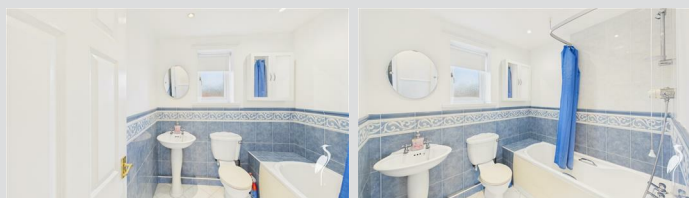
Double glazed window to front, radiator and built in wardrobes and drawers.

## Bedroom 2 9'9" x 7'4"



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

## Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window.

## Outside



Gravelled garden area with parking space leading to garage. The grass to the side of the drive is owned by the property.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Leasehold

The original lease was signed on the 1st March 1981 for 99 years therefore on the 1st March 2026 it would have 54 years remaining. The lease extension, which is in progress, is for 90 years therefore once the lease extension is completed the lease will be 144 years remaining.

The Ground Rent will be a Peppercorn rent at £0.01p per annum.

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

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# MAIN ROOMS AND DIMENSIONS

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.

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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

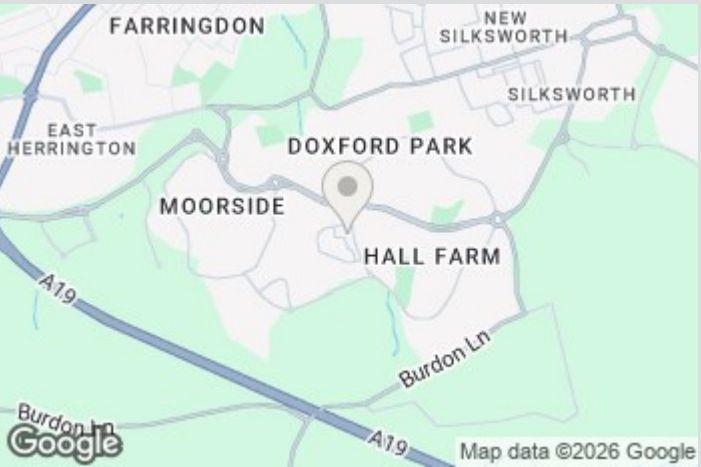
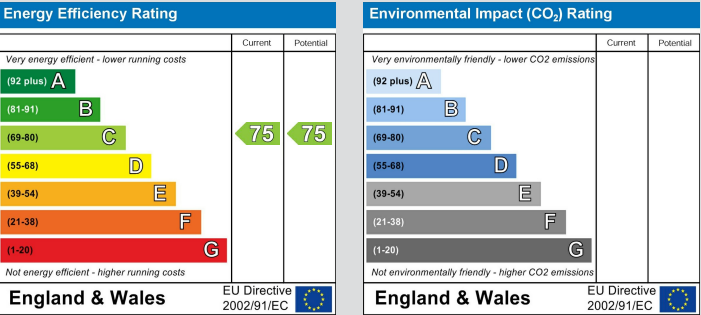
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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 total area<sup>(1)</sup>

49.5 m<sup>2</sup>

533 ft<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.

GIRAFFE360

First Floor