















A beautifully appointed, two bedroom first floor apartment, finished to an excellent standard throughout, within this attractive development. The private accommodation includes a hall, a fabulous open plan lounge and kitchen, master bedroom with dressing room and en-suite shower room, a second bedroom and a contemporary bathroom/wc. Benefits of the property include central heating, double glazing and an allocated parking space, as well as the use of additional visitors parking facilities. This location is ideal for access to local amenities as well as offering excellent transport connections, including South Hylton Metro Station and major road links, such as the A19. Internal inspection is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

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

## First Floor Accommodation

### Entrance Hall

Radiator and storage cupboard.

### Open Plan Living Room and Kitchen 22'4" x 11'6"



### Living Area



Double glazed box bay window and 2x radiators.

## Kitchen Area



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and hood. Space for a fridge freezer and washing machine. Double glazed window.

### Bedroom 1 10'9" x 15'1"



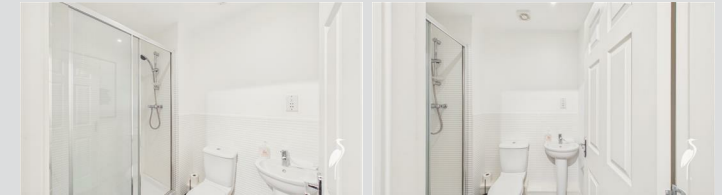
Double glazed box bay window and 2x radiators. Opening into dressing room.

### Dressing Room 4'6" x 4'7"



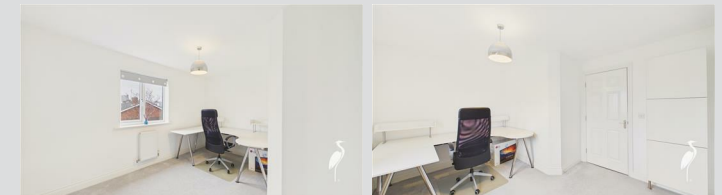
Built in cupboard and door to en-suite.

## En Suite Shower Room



Low level WC, washbasin and shower cubicle.

### Bedroom 2 10'8" x 12'8"



Double glazed window and radiator.

## Bathroom



Low level WC, washbasin and bath, tiled floor and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Allocated parking space with visitor parking.

### 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 125 years from 1/1/2007 and the Ground Rent is £150 per annum.

The service charge is £115 per month.

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 - 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 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 £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](http://peterheron.co.uk)

### Opening Times

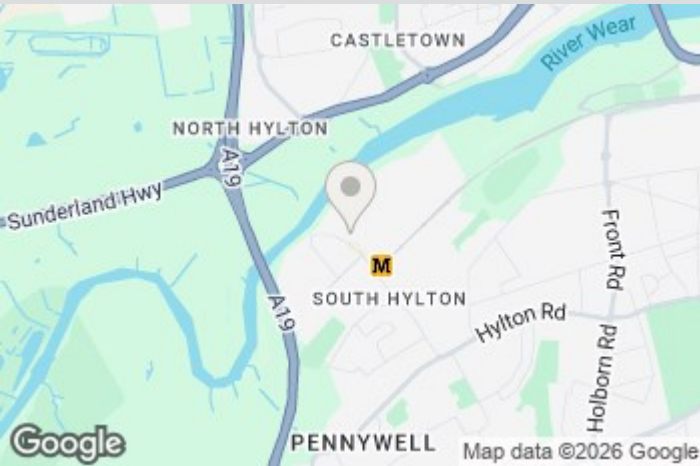
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

### Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

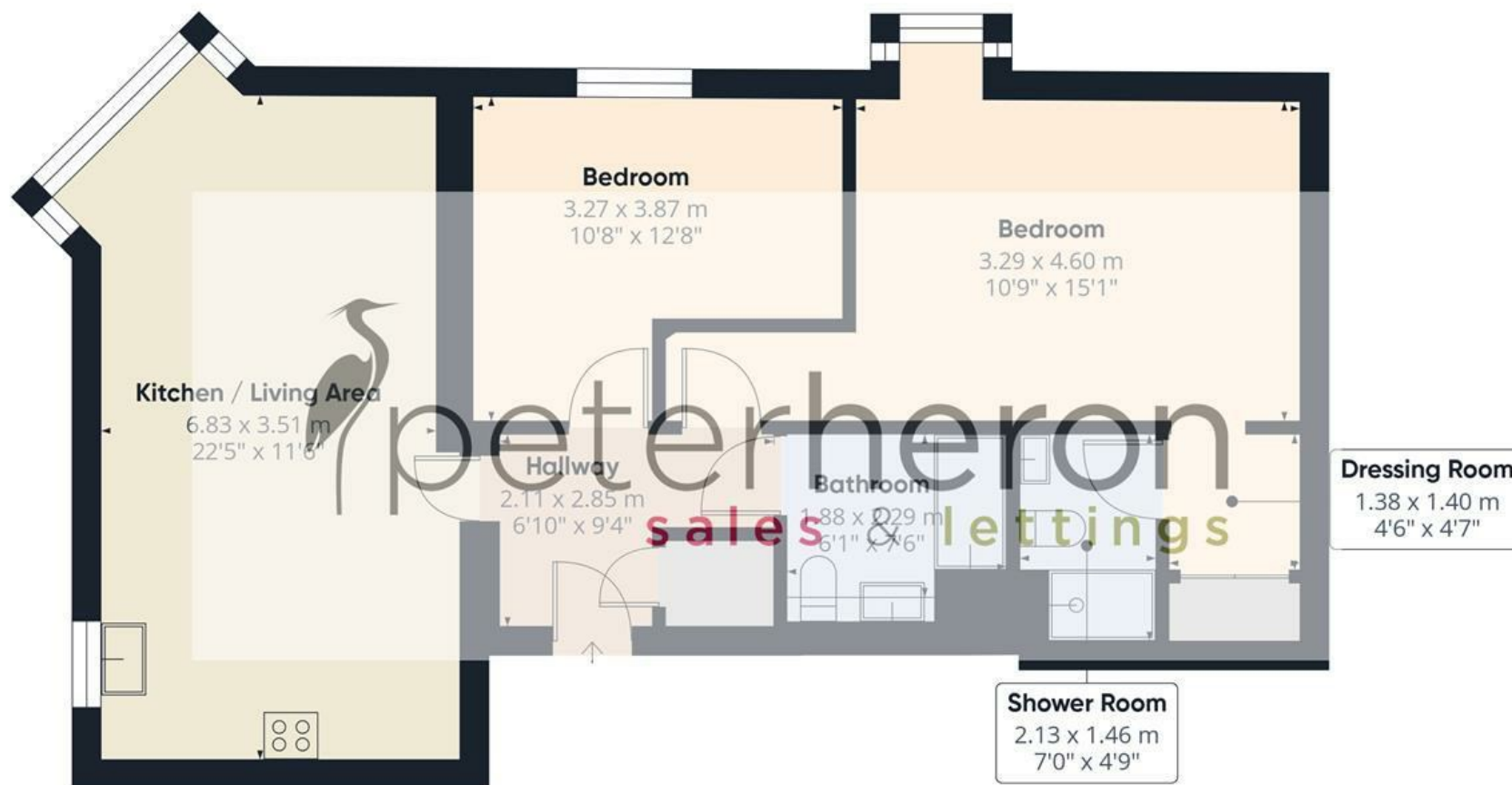
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approximate total area<sup>(1)</sup>

69.3 m<sup>2</sup>

745 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.

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