









This immaculately presented ground floor flat provides deceptively spacious and impressive accommodation ideally situated within this sought-after area of East Herrington. Internally the flat is accessed via its own private entrance and includes a generous lounge / diner, modern fitted kitchen, two well-proportioned bedrooms and a contemporary bathroom/wc. Externally to the rear, there is both a communal area and private garden space. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC door with inner wooden door to the lounge.

Lounge 17'2" x 16'5"



Double glazed window to front, radiator, storage cupboard and doors to the kitchen and rear hall.

Kitchen 8'4" x 8'4"



Wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hobs and cooker hood, space provided for a fridge freezer and washing machine. Double glazed window to side and a radiator.

Rear Hall

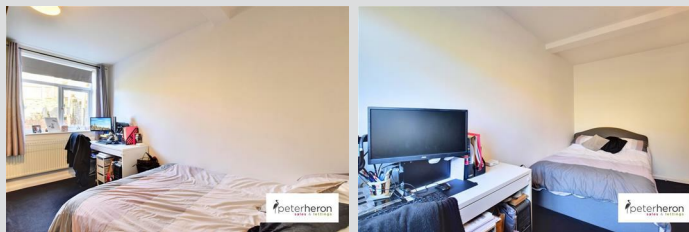
Double radiator, UPVC door to rear and doors to

Bedroom 1 14'0" x 7'7"



Double glazed window to the rear and a radiator.

Bedroom 2 13'9" x 7'10"



Double glazed window to the rear and a radiator.

Bathroom/WC



Low level WC, wash hand basin, bath with waterfall shower over, chrome heated towel rail.

Outside



Communal and private garden area to rear.

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 07/03/2008 and the Ground Rent is £0.00.

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 TaxBand

The Council Tax is Band A.

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

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MAIN ROOMS AND DIMENSIONS

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.

Viewings Fst

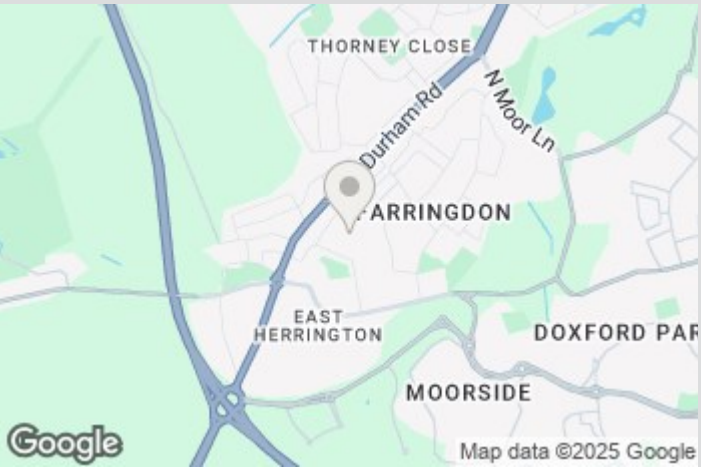
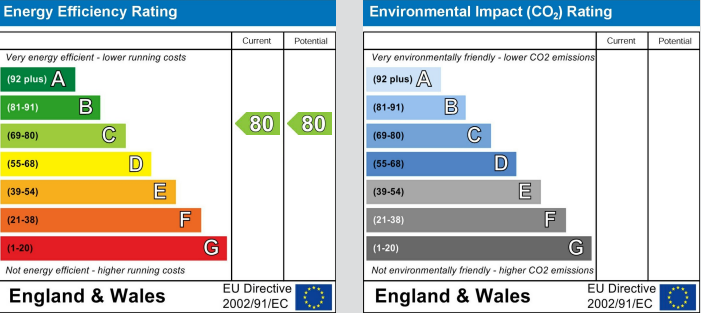
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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

Ombudsman

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

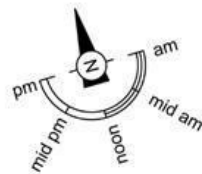


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Approximate Floor Area
(75.90 sq.m)



31 Carlton Crescent