













An attractive two bedroom first floor flat with 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 spacious 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 private garden. This location is ideal for local amenities, shops and schools, as well as excellent transport links. The property is currently tenanted and can be available with vacant possession on completion or for landlords there is the potential for the current to stay in situ. Early viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## First Floor Flat

### Living Room 12'2" x 15'8"

UPVC double glazed window to front, single radiator, double radiator, storage cupboard housing Baxi combi boiler.

### Kitchen 8'9" x 6'6"

Wall and base units with work surfaces over incorporating sink and drainer, tiled splashbacks, integrated oven and hob with extractor, washing machine, double glazed window.

### Bedroom 1 10'6" x 9'11"

Double glazed window, fitted wardrobes and double radiator.

### Bedroom 2 11'8" into fitted robes x 9'1"

UPVC double glazed window to rear, single radiator and fitted wardrobes.

### Bathroom

Low level WC, washbasin and bath with overhead shower, tiled walls, double glazed window, double radiator.

### Outside

Drive and garage with a garden to the side.

### Council Tax Band

The Council Tax Band is Band A.

### Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 189 years from 1980 and the Ground Rent is 0.001p 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.

## 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

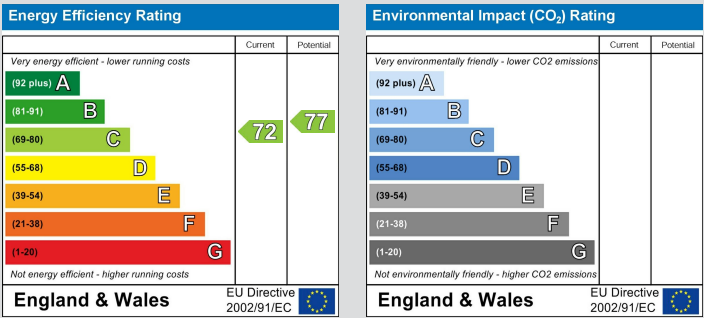
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



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