





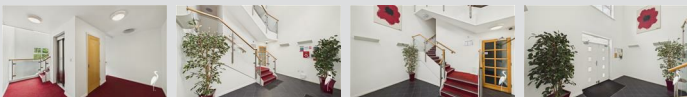




A superb two bedroom first floor apartment within this attractive development in this leafy area of Ashbrooke. Internally the well appointed private accommodation includes a hall, lounge featuring French doors with Juliet balcony and a modern fitted kitchen. There is a main bathroom/wc, master bedroom with fitted wardrobes and an en-suite shower room/wc and a second bedroom, also with fitted wardrobes. There are delightful, well maintained landscaped gardens with established planting, allocated parking and additional visitor parking to the front of the main building. The apartment benefits from stair and lift access to all floors. This location is ideal for access to local amenities, the City Centre and transport connections. With immediate vacant possession and no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Communal Entrance



Stairs to upper floors.

First Floor Accommodation

Access via entrance door.

Entrance Hall



Electric heater, storage cupboard and cupboard housing water tank.

Lounge 10'7" x 17'9"



UPVC double glazed French doors to Juliet balcony. Two electric heaters and open plan into kitchen.

Kitchen 8'7" x 10'11"



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 with electric hob and hood, low level fridge and freezer, dishwasher, washing machine and pull down cabinet tambour door.

Bedroom 1 9'11" x 16'11"



Double glazed window, built in mirrored fronted sliding door wardrobes and electric heater.

En-Suite Shower Room



Low level WC, washbasin and shower cubicle, heated towel rail.

Bedroom 2 9'0" x 16'11"



Double glazed window to rear, built in mirrored fronted sliding door wardrobes and electric heater.

Bathroom



Low level WC, washbasin and bath, heated towel rail.

Outside



Communal gardens and allocated parking space and visitor parking.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 973 years remaining on the lease and there is no ground rent.

The service charge is £2,400.00 per annum.

Ground rent review period (year/month) - to be confirmed

MAIN ROOMS AND DIMENSIONS

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

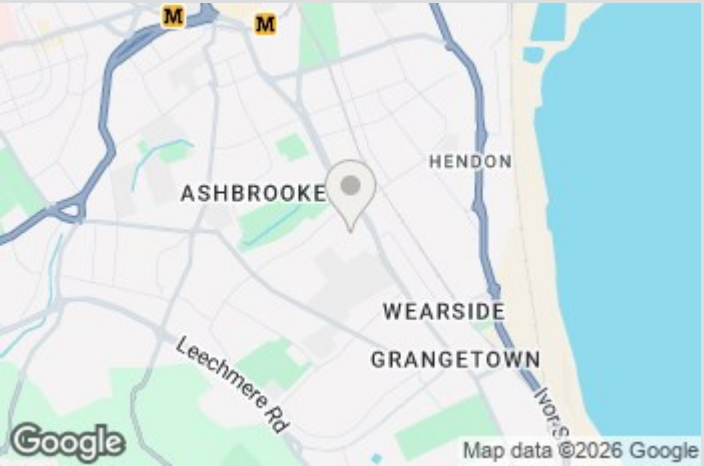
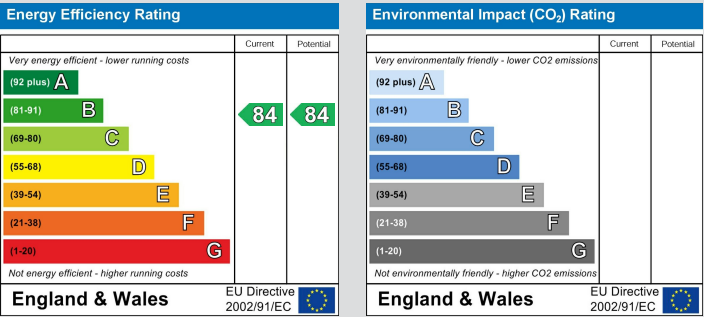
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

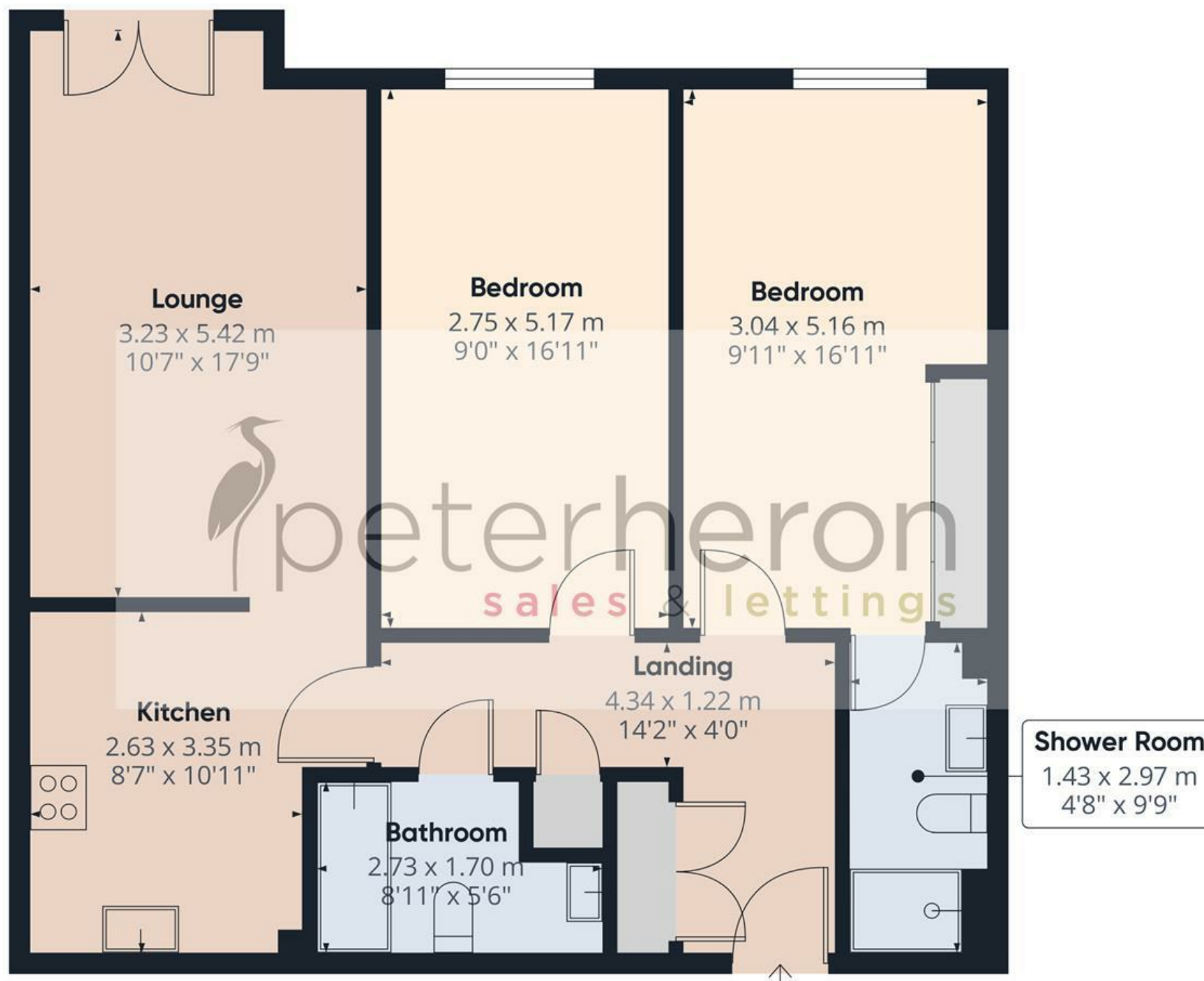
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



Visit www.peterheron.co.uk or call 01915103323



Approximate total area⁽¹⁾

74.6 m²

803 ft²

(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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