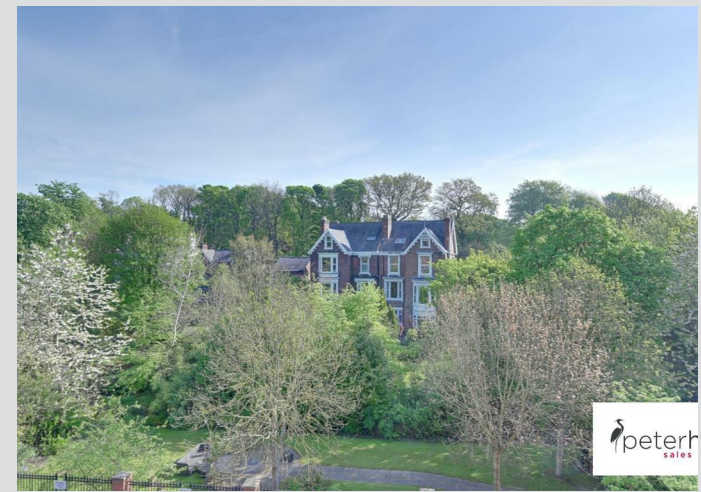










A well-presented second floor retirement apartment occupying a superb position within this attractive development. Internally the private accommodation includes a hall with useful built-in storage cupboard, lounge featuring French doors with a Juliet balcony, a fitted kitchen, a double bedroom with fitted wardrobes and a shower room/wc. The apartment benefits from UPVC double glazed windows and electric heating as well as the use of a residents' car park, communal lounge, lift access and well-maintained, landscaped communal gardens. It is a condition of the purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. With immediate vacant possession and no upper chain involved, viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via security entrance door into communal hallway.

## Communal Lounge



## Communal Hallway

Stair and lift access to upper floors.

## Private Accommodation

### Hall



Built in cupboard.

## Lounge 23'3" maximum x 10'5"



Double glazed French door with Juliet balcony, electric storage heater and double doors to kitchen.

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



Approximate measurements as irregular shape room. Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and electric hob, space for fridge and washing machine, double glazed window.

## Bedroom 9'6" x 12'9" not including robes



Approximate measurements. Tall double glazed window overlooking the communal grounds, electric storage heater and fitted wardrobes.

## Shower Room



Low level WC, washbasin set into vanity unit and step in shower cubicle.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Residents parking facilities and delightful well maintained communal grounds.

## 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 the Lease Term is 125 years from 1/4/2002 and the Ground Rent is £788.81 per annum.

The Management Company is First Port Retirement Property Services, their half yearly (1st March to 31st August) service charge is £1,748.72. The service charge covers the following:- maintenance, buildings insurance, site manager, cleaning building/communal areas.

Ground rent review period (year/month) - 1st February 2046  
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

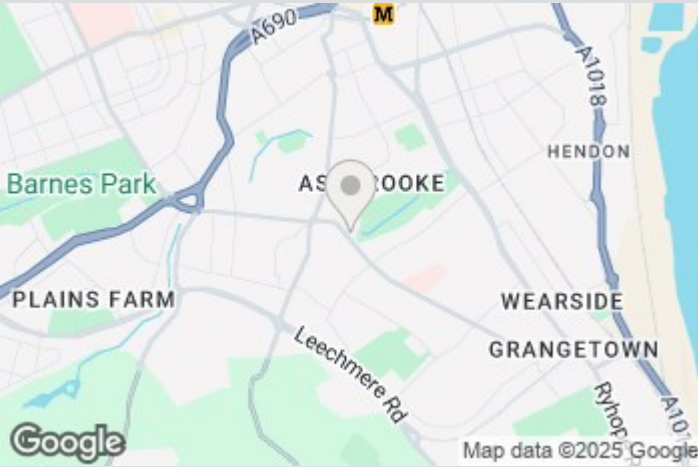
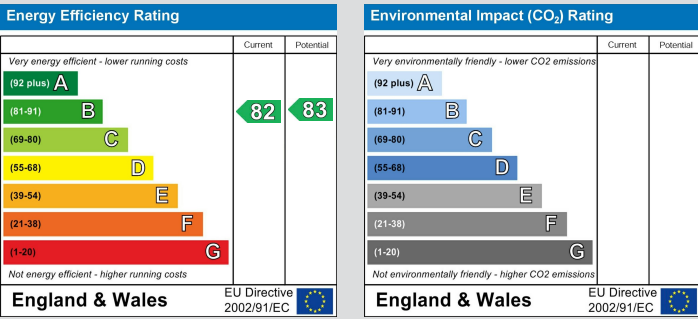
## Opening Times

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.



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