









An exciting opportunity to purchase this rare to the market, 3 bedroom, 1 reception room second floor apartment finished to a very high standard throughout set within the exclusive and ever sought after Foxton Court development. Situated within the heart of Cleadon Village, well placed for all local amenities including shops, restaurants and cafés all within walking distance. This spacious apartment with lift access boasts a delightful open plan living room with sitting room area and dining room, well equipped kitchen, 3 double sized bedrooms, en-suite shower room and bathroom.

Benefiting from gas central heating and UPVC double glazing, the property externally shares delightful communal gardens with a well stocked fish pond and also features the added bonus of having a double garage situated directly below the apartment.

The property is available with no upward chain and immediate internal inspection is unreservedly recommended as considerable interest in this stunning apartment is anticipated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via a communal entrance door.

## Communal Entrance

Private accommodation is located on the second floor.

## Reception Hall



Radiator, storage cupboard housing the central heating boiler and a secondary storage cupboard.

## Lounge 30'5" x 15'5" including dining area



With a large double glazed window, gas fireplace with mantle and surround, 2 radiator's and the room is open to the dining room.

## Dining Room



Double glazed window and a radiator.

## Kitchen 10'11" x 9'5"



Fit with base and eye level units with working surfaces over incorporating a sink unit. Integrated appliances include a double oven, hob with extractor hood, fridge freezer, dishwasher and a washing machine. There's tiled splashbacks, tiled flooring and a double glazed window.

## Master Bedroom 15'1" x 17'1"



Double glazed window, radiator, coved cornicing, fitted wardrobes and door to the en-suite.

## En-Suite



Low level WC, wash basin set into vanity unit and a step in shower cubicle. There's a heated towel rail and tiled walls and flooring.

Tried. Trusted. Recommended.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 12'3" x 11'8"



Double glazed window, radiator, fitted cupboards and shelving and coved cornicing.

## Bedroom 3 12'0" x 10'2"



Double glazed window and a radiator.

## Bathroom



Low level WC with concealed cistern, wash basin set into vanity unit and a panelled bath with overhead shower. There's tiled walls and flooring and a heated towel rail.

## Outside



The property benefits from communal gardens, residential parking and the property also has use of a double garage for off street parking.

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars

are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

## Important Notice Part 2

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.

## Council Tax Band

The Council Tax Band is Band E

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# MAIN ROOMS AND DIMENSIONS

## Tenure Leasehold - Share of Freehold

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 08/11/1976 and the Service Charge is £1700.38 (including insurance).

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.

## Sea Road Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 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.



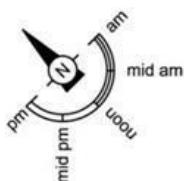
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

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Approximate Floor Area  
(121.39 sq.m)

**23 Foxton Court**