









This desirably situated first floor two bed apartment which is perfect for the City Centre, University Campus and all other amenities offers the superb living space ideal for professionals. The property has a 15ft living room, 9ft kitchen, complete with integrated appliances, two comfortable bedrooms and externally shares delightful communal gardens and parking facilities. Benefiting from central heating and double glazing this superb apartment should be viewed as a matter of urgency to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

First Floor Apartment

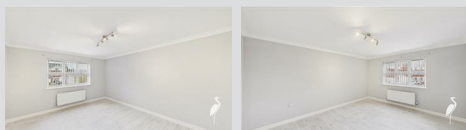
Access via entrance door.

Hall



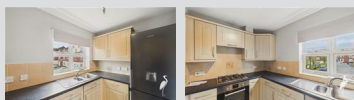
Radiator.

Lounge 11'8" x 14'11"



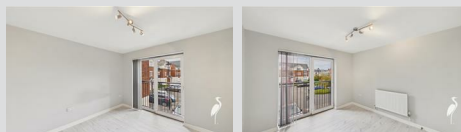
Double glazed window and radiator.

Kitchen 9'9" x 6'3"



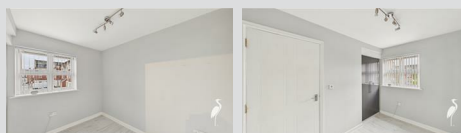
Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven with gas hob and hood and a washing machine. Space for fridge freezer. Double glazed window.

Bedroom 1 10'2" x 11'0"



UPVC double glazed sliding door to balcony and radiator.

Bedroom 2 6'8" x 10'7"



Double glazed window, radiator and built in wardrobes.

Bathroom



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

Outside

Communal gardens, allocated 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 the Lease Term is 125 years from 1/1/2000 and the Ground Rent is £40.00 per annum.

The service charge is £133.00 per month which covers building insurance, maintenance and cleaning communal areas, maintenance of gardens and electric gates.

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 - 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

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MAIN ROOMS AND DIMENSIONS

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 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.

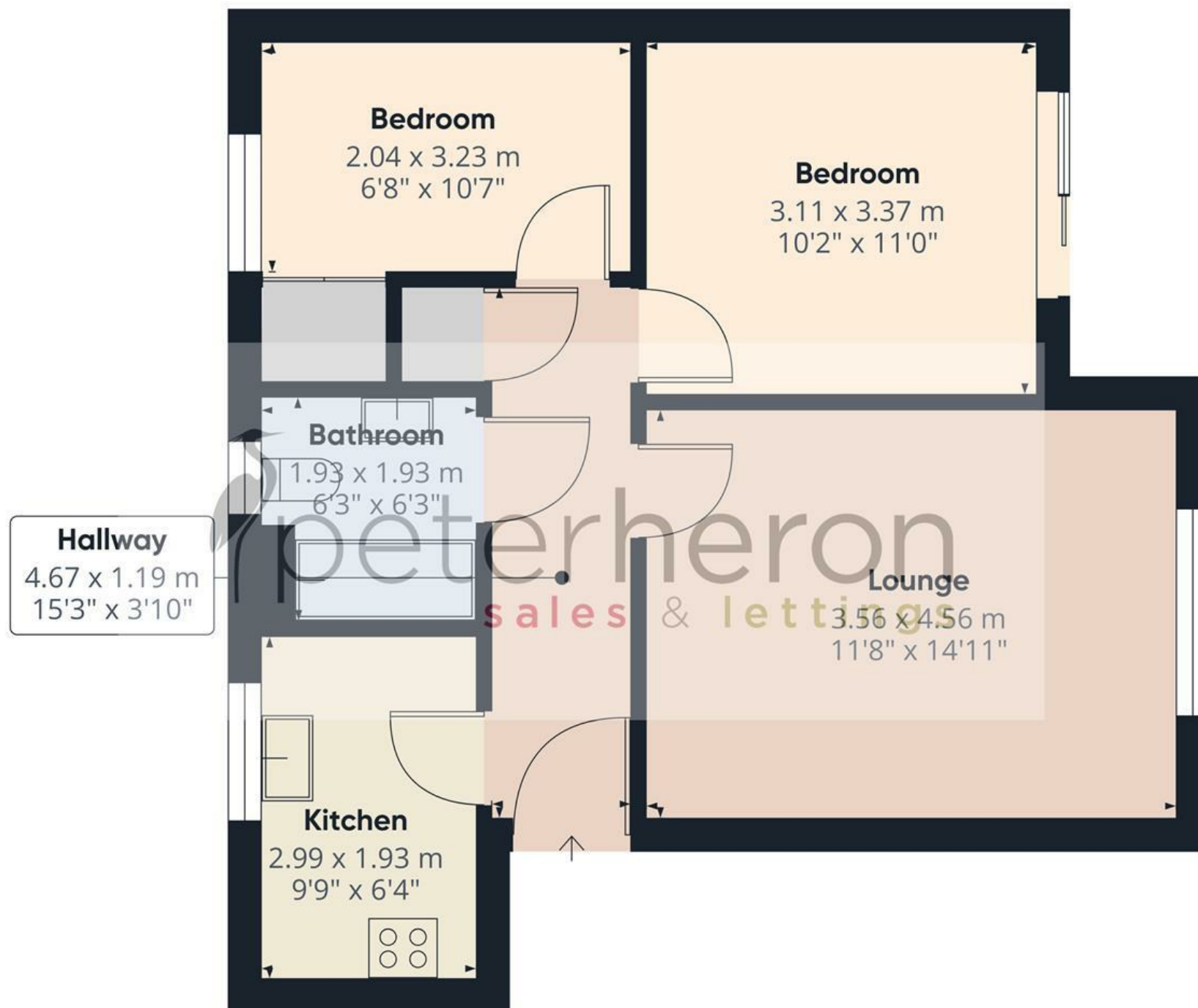


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Approximate total area⁽¹⁾

49.9 m²

536 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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