









This well proportioned two bedroom ground floor apartment would prove ideal for those who prefer stair free living, and also suitable for first time buyers and investors. Situated in the well established and popular area of Farringdon, within walking distance of many amenities. Available with immediate vacant possession and no onward chain. The internal accommodation comprises:- entrance hall, 16ft living room, two good size bedrooms, a bathroom and fitted kitchen. Externally there is ample off street parking to the rear of the property. The property is well placed for an excellent range of amenities and is particularly convenient for Doxford International Business Park, Nissan and the A19. Immediate internal inspection is highly recommended.



# MAIN ROOMS AND DIMENSIONS

**Entrance**  
Communal entrance to apartment.

**Apartment Entrance**  
Entrance door into lobby, window to side.

**Hallway**  
Single radiator.



**Lounge 16'9" X 11'3" (5.11m X 3.43m)**  
Parquet flooring, double radiator, bay window to front with secondary glazing.



**Bedroom 1 11'3" X 11'2" (3.43m X 3.40m)**  
Window to front with secondary glazing, single radiator, built-in wardrobes, laminate flooring.



**Bedroom 2 11'3" X 10'8" (3.43m X 3.25m)**  
Window to rear with secondary glazing, laminate flooring.



**Kitchen 8'8" X 7'5" (2.64m X 2.26m)**  
Fitted kitchen food and wall units with co-ordinating worktops, sink unit/mixer tap, built-in electric hob/oven, extractor fan. Integrated fridge/freezer. Single radiator, window to rear with secondary glazing.



**Bathroom**  
Low level WC, wash basin, bath with overhead shower, window to rear with secondary glazing. Heated chrome towel rail.



**Externally**  
Ample communal parking to the rear.

**Important Notice**

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. 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.

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.

**Tenure**

We are unable to advise on the Tenure.

**Viewing**

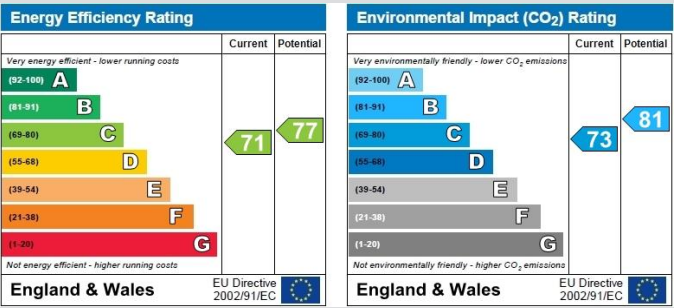
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

**Opening Hours**

Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

**Ombudsman**

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



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