









A superb two bedroom apartment, located on the first floor of this popular modern development within this convenient area of Nookside. Internally the attractive private accommodation includes a hall with built in storage cupboard, lounge featuring a French door with Juliet balcony, a superb kitchen / diner, bathroom, master bedroom with en-suite shower room and a second well-proportioned bedroom. Features of note include gas central heating to radiators, double glazed windows and the development grounds are accessed via electrically operated gates where the apartment benefits from an allocated parking space. This ideal location is well placed for access to local amenities as well as offering excellent links to major road connections including the A19. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via security entrance door to

Communal Entrance

Staircase leading to upper floors.

First Floor - Private Accommodation

Access via entrance door to

Hallway

Central heating radiator and built in cupboard.

Lounge 14'9" x 10'10"



Double glazed French door with Juliet balcony, central heating radiator.

Kitchen/Diner 10'9" x 16'1" narrowing 10'9"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven and gas hob with extractor chimney over, five double glazed windows in the dining area, central heating radiator and wall mounted central heating boiler.

Master Bedroom 12'3" x 10'10"



Double glazed window, central heating radiator.

En-Suite



Low level WC, pedestal washbasin and step in shower cubicle with mains shower, part tiled walls, central heating radiator, double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'4" x 10'7"



Double glazed window and central heating radiator.

Bathroom



Fitted with a three piece suite comprising of low level WC, pedestal washbasin and panel bath, central heating radiator.

Outside

The development is accessed via security entrance gates which lead in the car park where the apartment benefits from allocated parking bay.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

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. 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

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.

Sales Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a 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		
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