









An impressive ground floor retirement apartment providing immaculately presented accommodation, available to those over 60 years, set within beautiful, mature communal gardens. The well appointed private accommodation includes an entrance hall and a lounge with French doors to a Juliet balcony overlooking the delightful communal gardens. There is a modern fitted kitchen, two bedrooms, both with fitted wardrobes and a contemporary shower room/wc. Externally there are attractive, well maintained communal gardens and parking facilities. The development itself is appointed to a high standard throughout with a resident's lounge, a kitchen area, laundry facilities, guest rooms, 24 hour care line and lift access to the upper floors. This conveniently located property is well placed for Cleadon Village amenities as well as offering transport connections to surrounding areas. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All On One Floor

Entrance door to apartment.

Reception Hall



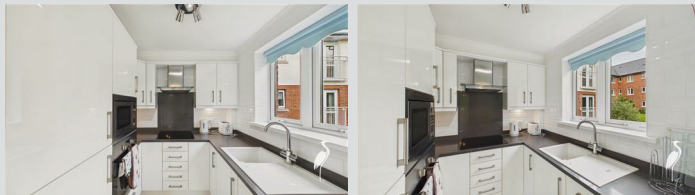
Electric heater and storage cupboard.

Lounge 17'4" x 10'9"



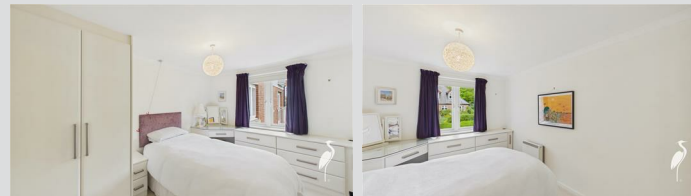
Double glazed window and UPVC French doors to balcony. Electric heater and electric fire. Open plan into

Kitchen 7'2" x 7'0"



Wall and base units with countertops over incorporating a single bowl sink and drainer with stainless steel mixer tap. Integrated oven, electric hob and hood, microwave and fridge freezer. Double glazed window.

Bedroom 1 12'5" x 8'11"



Double glazed window and electric heater. Fitted wardrobes and drawers.

Bedroom 2 12'11" x 7'3"



Double glazed window and electric heater. Fitted wardrobes and drawers.

Shower Room



Shower cubicle, low level wc with concealed cistern and hand wash basin set into vanity unit. LED touch mirror.

Communal areas



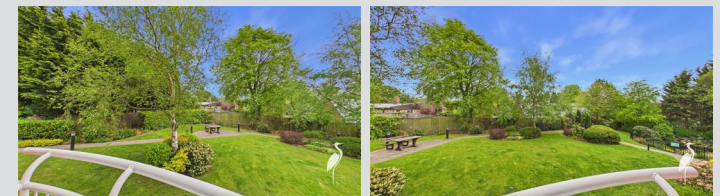
The property also benefits from a communal Lounge and Laundry Room.

Outside



Attractive communal gardens featuring a pond, lawned spaces and seating areas. Resident only parking spaces.

Views From Balcony



Views of stunning communal gardens.

Council Tax Band

The Council Tax 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 1/5/2005 and the Ground Rent is £460.00 per annum (£230.00 payable half yearly in advance).

MAIN ROOMS AND DIMENSIONS

The Service charge is £5546.84 per annum (£2773.42 payable every 6 months). The service charge includes utilities for the common areas, communal area cleaning, general maintenance, grounds maintenance, and the buildings 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.

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

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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.

Sea Road Viewings

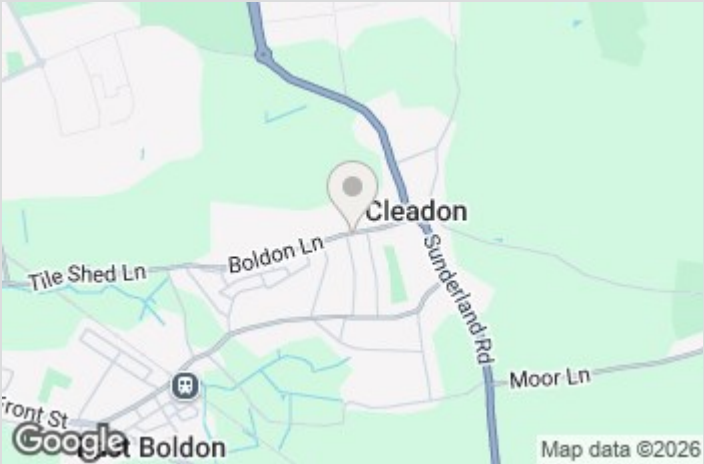
To arrange an appointment to view this property contact our Sea Road branch on .

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

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

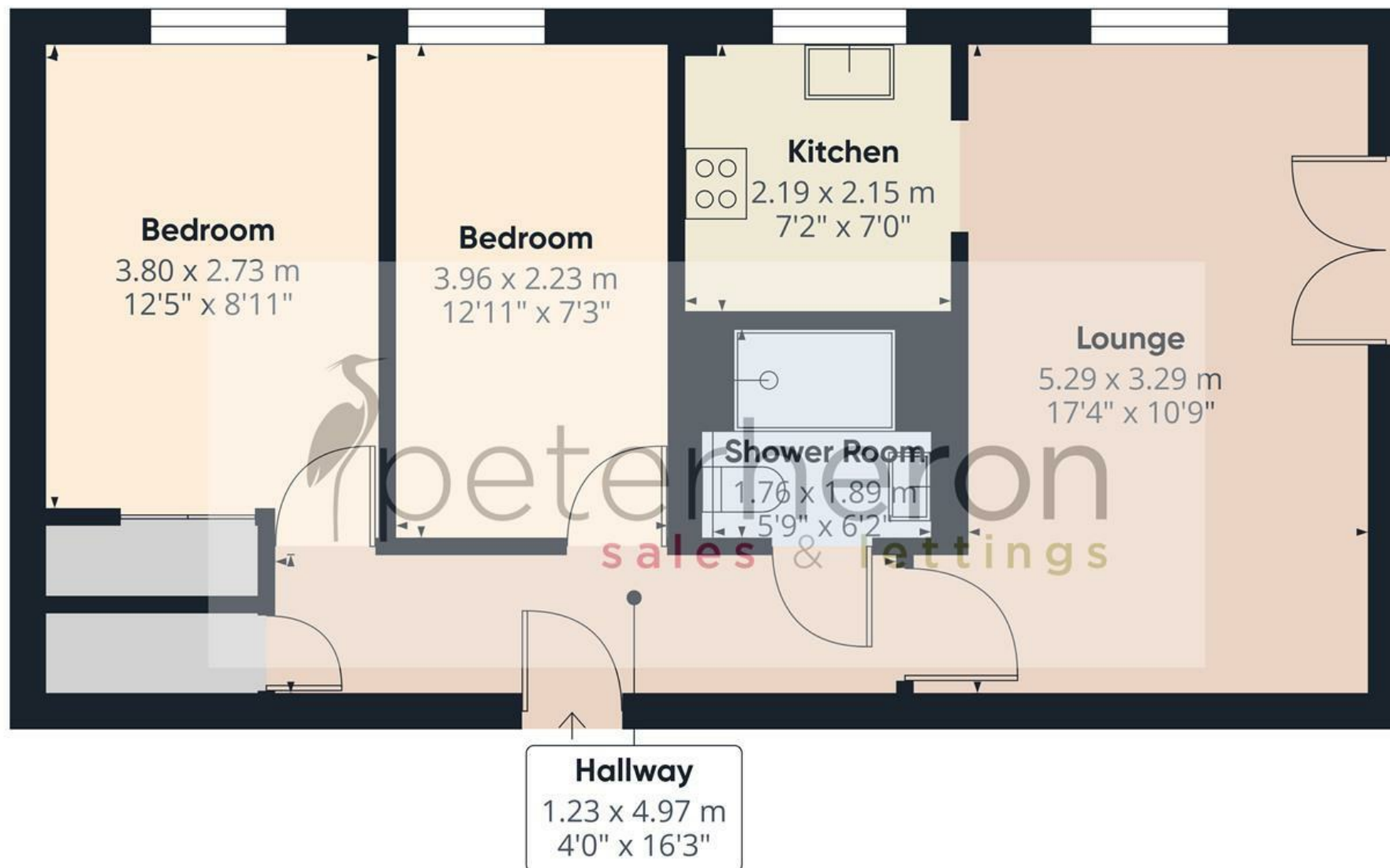


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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Approximate total area⁽¹⁾

54.2 m²

584 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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