



Fern Avenue Fawdon

- Ground floor flat
- Two bedrooms
- UPVC double glazing
- Easy walking distance to shops, amenities, bus and metro links
- Ideally suited for a first time buyer or investment opportunity

Offers Over **£ 100,000**

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ROOK
MATTHEWS
SAYER

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Fern Avenue, Fawdon

A well appointed two bedroom ground floor flat conveniently located within easy walking distance to shops, amenities, bus and metro links. The property is ideally suited for a first time buyer or investment opportunity and benefits from a range of modern fixtures and fittings together with UPVC double glazing and gas fired central heating via combination boiler.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door.

LOUNGE 12'0 x 15'11 (3.66 x 4.85)

Double glazed window, radiator.

KITCHEN 9'8 x 9'0 (2.95 x 2.74m)

Fitted with a range of wall and base units, single drainer sink unit, tiled splash back, double glazed window, double glazed door to rear.

BEDROOM ONE 12'9 x 9'11 (3.89 x 3.02m)

Double glazed window, radiator.

BEDROOM TWO 8'9 x 8'2 (2.67 x 2.49m)

Double glazed window, radiator.

BATHROOM/W.C.

Panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, extractor fan, double glazed frosted window.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 125 years from February 1983
Ground Rent: £10.00 per annum. Planned increase TBC
Service Charge: £220.00 per annum
Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: A

EPC RATING: D

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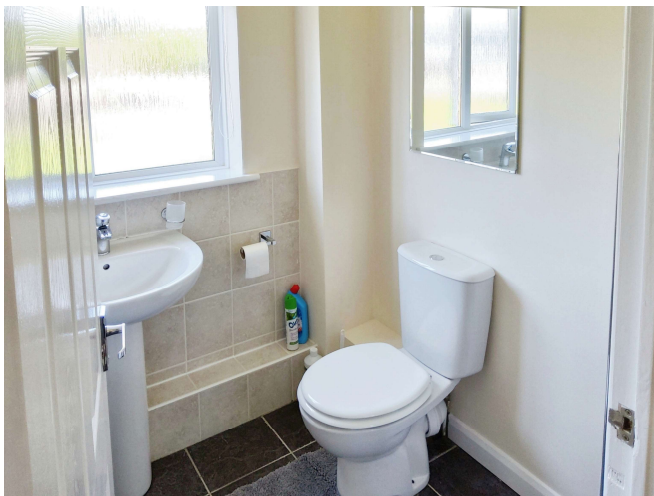
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



Fern Avenue, Fawdon



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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