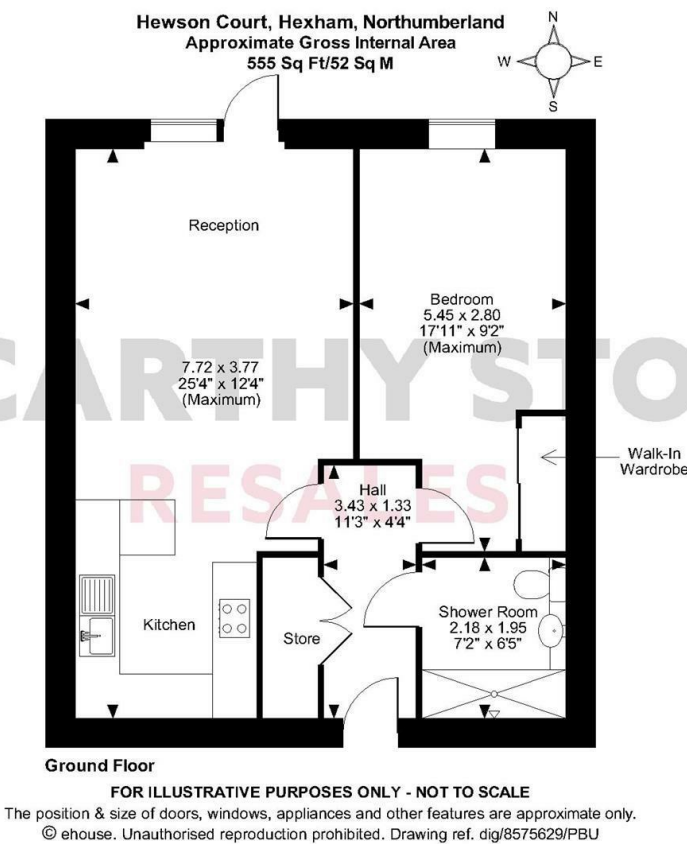


3 Hewson Court

Dene Park, Hexham, NE46 1QF

PRICE
REDUCED



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	



PRICE REDUCTION

Asking price £230,000 Leasehold

This GROUND FLOOR ONE BEDROOM apartment with direct access on to communal gardens is situated within this McCARTHY STONE Retirement Living development, built in August 2021 and is situated closed to local amenities including Hexham General Hospital, shops and the bus station.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Hewson Court, Hexham

Hewson Court

Hewson Court was purpose built by McCarthy & Stone for retirement living. The development consists of 43 one and two-bedroom retirement apartments for the over 60s. For peace of mind, there is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom and hallway.

The apartment is all electric and the meter is an Economy 10 giving 10 hours of Off Peak electricity. There is a ventilation system throughout the development which draws fresh air in from the outside. The development also includes a Homeowners' lounge, potting shed, boule court and landscaped gardens with patio area, all perfect for socialising with friends, family and neighbours. There is a mobility scooter charging point and a lift to all floors. In addition, there is the benefit of a guest suite, available for visitors to book wishing to stay (additional charges apply).

Local Area

The town's residents adore the weekly farmers' market in the town centre, which is only a short stroll from the development. Here, you can purchase everything from plants and flowers to decorate your apartment to bread and sweets. The market is held on Tuesdays from 9am to 4pm but, on other days of the week, a small number of market stalls sell goods on the Shambles. It's simple for the family to come and visit, too. The A69 provides direct access to Newcastle and Carlisle, while the nearby rail network provides good links to towns and cities throughout the region. Newcastle can be reached in 33 minutes by train, while Sunderland and Durham can both be reached in just under an hour. If you like to take a stroll and explore away from the development, then Hexham Abbey is the perfect choice. The abbey is over 1,300 years old and regularly



welcomes people of all faiths who come to see the artefacts on display, including the Anglo-Saxon tombstone of a Roman soldier and The Phelps Organ. If you're a lover of the great outdoors, then you'll love taking a walk in Sele Park. Here you'll find a number of woodland walks, an open expanse of grass and a traditional bandstand. The park and gardens also provide fun for all the family when they visit, as there's a skate park, a children's play area and public toilets. The centre of Hexham contains all the amenities you'll need for a full and active retirement. You'll also find a number of independent retailers, as well as banks, cafes and restaurants, as well as known high street retailers such as WHSmith, Marks & Spencer and Next. Hexham General Hospital is located across from the development.

Entrance Hall

Front door with spy hole leads to the large entrance hall - Illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system are situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard and further doors lead to the living room, bedroom and bathroom.

Living Room

A good size lounge benefiting from views overlooking the communal gardens and patio doors leading on the communal gardens and patio area. There are TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets.

Kitchen

Fully fitted modern kitchen with a range of wall and base units with a roll top worksurface and stainless steel sink and drainer unit with mono block lever tap. Appliances include a raised level built-in oven, ceramic hob with



1 Bed | £230,000

PRICE
REDUCED

extractor hood over and an integrated fridge and freezer. With laminate flooring and wood effect splash backs.

Bedroom

Generous bedroom with built-in double wardrobe with mirrored sliding doors and window overlooking the communal gardens. With a TV and telephone points, ceiling light, fitted carpets and raised electric power sockets.

Shower Room

Partially tiled with anti-slip flooring throughout and fitted with suite comprising of a level access, walk-in shower with adjustable showerhead, WC and handrail and a vanity unit with wash basin and mirror. Heated towel rail.

Service Charge

- House Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Cleaning to communal area

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,864.18 per annum (per calendar year ending 29/02/2026)

Leasehold Information

Leasehold length: 999 years from 2021
Ground rent: £425 per annum
Ground rent review date: June 2036
Managed by McCarthy Stone

