

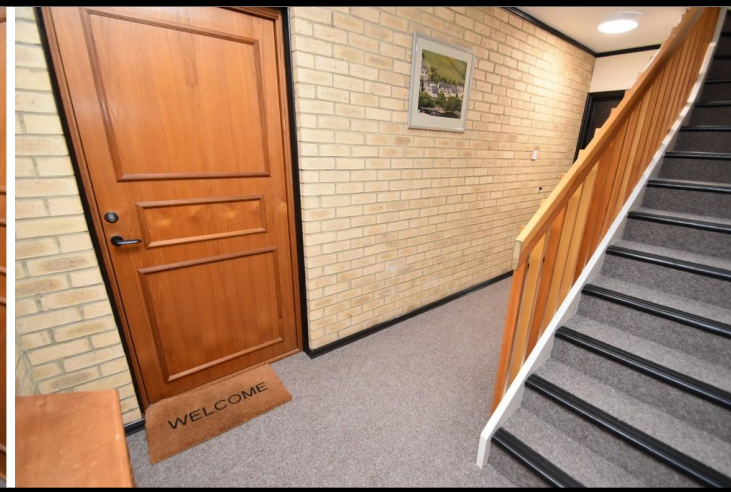


## Stephenson Court | Wylam | Northumberland | NE41 8LA

A charming two-bedroom, ground-floor flat is ideally located close to the scenic River Tyne. This desirable property is situated in the sought-after village of Wylam, known for its local amenities including shops, pubs, and restaurants. The flat features a communal entrance hall leading to a private apartment entrance, a welcoming reception hall, a spacious lounge/diner with French doors opening to the front, a functional kitchen with integrated appliances, two well-proportioned bedrooms, and a modern shower room with WC. Externally, the property benefits from beautifully maintained communal gardens and ample parking for both residents and visitors. This flat is perfect for professionals or couples and presents an excellent opportunity for those considering retirement. Tenure (962 years remaining), Council Tax band C, EPC rating E (49).

£175,000

- Scenic Location: Near River Tyne in Wylam, known for its amenities.
- Village Setting: Located in the sought-after village of Wylam.
- Ground floor flat, 2 bedrooms, lounge/diner
- Off road parking



## Property Description

A charming two-bedroom, ground-floor flat is ideally located close to the scenic River Tyne. This desirable property is situated in the sought-after village of Wylam, known for its local amenities including shops, pubs, and restaurants. The flat features a communal entrance hall leading to a private apartment entrance, a welcoming reception hall, a spacious lounge/diner with French doors opening to the front, a functional kitchen with integrated appliances, two well-proportioned bedrooms, and a modern shower room with WC. Externally, the property benefits from beautifully maintained communal gardens and ample parking for both residents and visitors. This flat is perfect for professionals or couples and presents an excellent opportunity for those considering retirement. Viewing is highly recommended to fully appreciate the offerings of this delightful home. Leasehold tenure (962 years remaining), Council Tax band C, EPC rating E (49). Virtual tour available.

### COMMUNAL ENTRANCE HALLWAY

Secure entrance door to communal hallway. Door leads to the private accommodation.

### HALLWAY

5' 8" x 10' 2" (1.75m x 3.10m) Storage cupboard housing the hot water heater. Slimline electric heater, telephone point, intercom, coving and doors leading to the lounge/diner, bedrooms and shower room.

### LOUNGE/DINER

17' 8" (maximum) x 13' 6" (maximum) (5.41m x 4.14m) A bright and spacious living area which offers a lovely social area with space for a dining table and sofas. Double glazed windows and front exit door to patio. Slimline electric radiator, coving, wall light and a door leading to the kitchen.

### KITCHEN

12' 9" x 7' 4" (3.90m x 2.26m) Fitted with a lovely range of Shaker style wall and base units finished in light grey with soft closing doors and drawers. Concealed surface lighting onto laminate worktops and matching upturns. Integrated fan assisted Bosch electric oven/hob, induction Stoves hob with extractor canopy over. Integrated fridge, freezer and dishwasher. Stainless steel sink with mixer tap, built-in wine rack, plumbed for a washing machine, slimline electric radiator, wall light and double glazed windows.

### BEDROOM 1

11' 4" x 10' 6" (3.46m x 3.21m) Double glazed window, slimline electric radiator and coving.

### BEDROOM 2

11' 4" x 6' 6" (3.46m x 2.00m) Double glazed window, slimline electric radiator and coving.

#### SHOWER ROOM/WC

5' 7" x 6' 9" (1.72m x 2.08m) Glazed enclosure with electric shower and PVC panelled splash-backs. Fully tiled walls, wash basin with base storage, WC, chrome heated towel radiator, double glazed window and extractor fan.

#### EXTERNAL

Paved patio overlooking communal landscaped and maintained gardens.

#### PARKING

There is ample off-road parking for residents and visitors.

#### HEATING

Electric heating via slimline radiators.

#### GLAZING

Timber framed double glazing installed.

#### ENERGY EFFICIENCY

EPC rating E (49). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### COUNCIL TAX

The property is in Council Tax band C, which is currently £2,094 per annum.

#### TENURE

We understand that the property is leasehold with a 999 year term which currently has 962 years remaining (as of 2024). We would recommend that any purchaser has this confirmed by their legal advisor.

#### SERVICE CHARGES

The owner informs us that there is a maintenance charge which covers ground rent, buildings insurance, communal gardening and external maintenance costs. The latest charge was £1807.58 per annum equating to £150.63 per month.

#### VIEWING

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.





#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



## Tenure

Leasehold, 962 years remaining

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

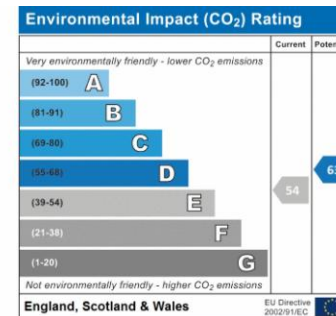
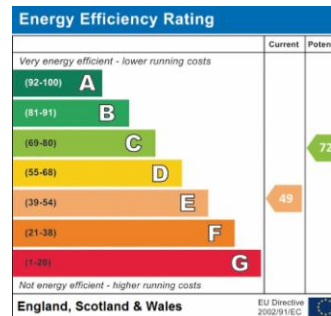
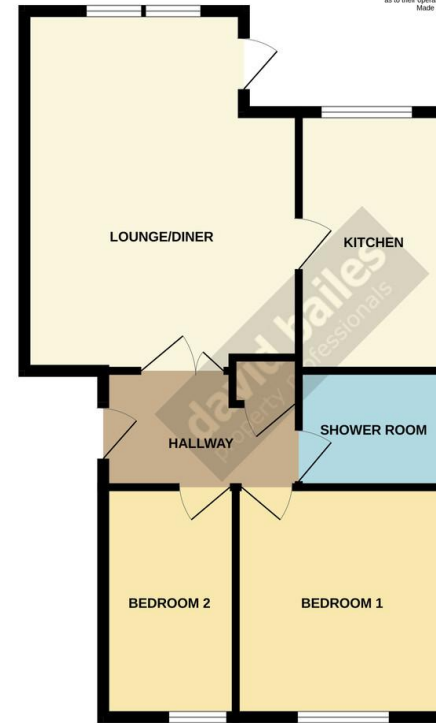
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[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
57.0 sq.m. (614 sq.ft.) approx.

TOTAL FLOOR AREA: 57.0 sq.m. (614 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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