

# BRUNTON

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## RESIDENTIAL



**AYDON ROAD, CORBRIDGE**

Offers Over £80,000



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Primlea Court is an attractive residential development set within beautifully maintained gardens, just a short walk from the heart of the village. Residents benefit from a range of shared amenities, including landscaped communal areas, a guest suite, a welcoming reception area, a laundry room, and secure entry with intercom access. Additional features include lift access and on-site parking, all managed to a high professional standard.

The property is located in Corbridge, a vibrant and historic village nestled in the scenic Tyne Valley near Hexham. Surrounded by picturesque countryside, Corbridge is one of the most desirable locations within easy reach of Newcastle upon Tyne. The village offers a charming mix of heritage and contemporary living, with local amenities such as independent shops, cafes, restaurants, pubs, healthcare services, and strong public transport links via both bus and train. Convenient road connections are provided by the nearby A69, A68, and A695, giving easy access to regional centres and the wider North East.



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An immaculately presented one-bedroom apartment situated in the highly sought-after Primlea Court, Corbridge. This delightful home offers well-maintained, comfortable accommodation in a peaceful and secure development designed for residents aged 60 and over.

Upon entering, you are welcomed by a spacious hallway. To the left is a modern shower room featuring a large walk-in shower, WC, vanity wash hand basin, heated towel rail, and partially tiled walls. Straight ahead lies a well-proportioned double bedroom, recently redecorated, with ample newly fitted storage.

The lounge is generously sized, bright, and inviting, with a feature fireplace creating a focal point in the room and a Juliet balcony. This space flows nicely into a compact, well-equipped kitchen.

The apartment benefits from a secure door entry system, management staff who are on site Monday to Friday 9-1, and a Careline emergency system for peace of mind. Residents enjoy a vibrant and friendly community, with regular social activities and gatherings.

Viewing is highly recommended to fully appreciate the quality and presentation of this lovely apartment.





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TENURE : Leasehold

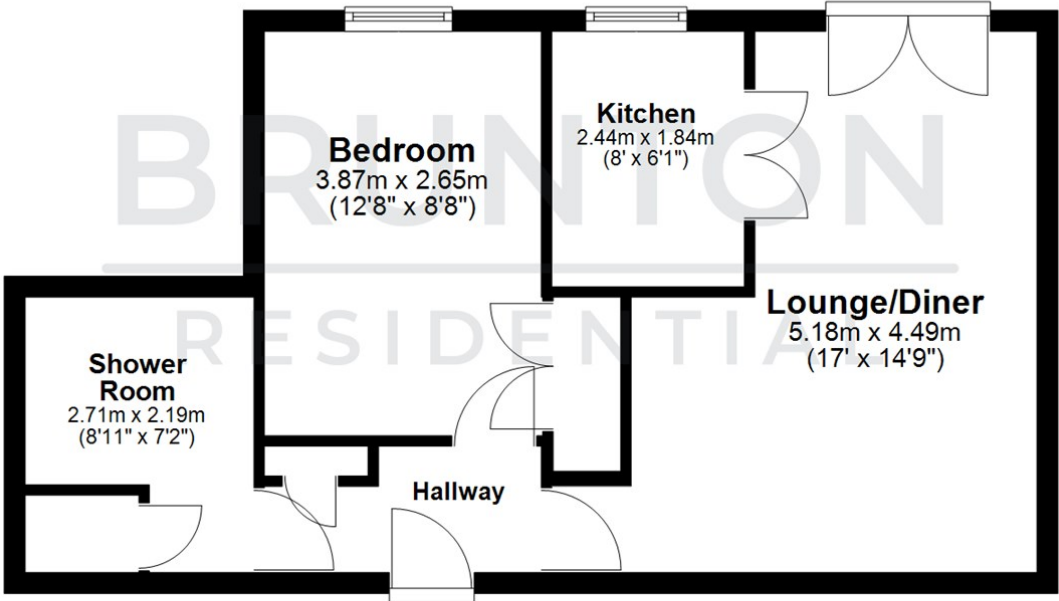
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B

### Ground Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	