



Gordon Street Amble

- First Floor Flat
- Seconds from Little Shore Beach
- Well Appointed Kitchen
- Main Bedroom with En-Suite
- Viewing Strongly Recommended

£135,000



01665 713 358
56 Queen Street, Amble, NE65 0BZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Gordon Street (First Floor)

Amble NE65 0AT

Occupying a great position on the doorstep of Amble Harbour Village with retail pods, fish restaurants and cafes and to the sandy Little Shore Beach and Pier where dolphins are often spotted, an excellent size two bedroom first floor apartment benefitting from double glazing and gas central heating with a seating area to the rear. The light and airy accommodation which is well presented comprises all to the first floor: stairs to entrance lobby to a fitted kitchen and opening to the lounge, inner hallway and two bedrooms, the main with an en-suite bathroom and there is a further separate shower room. Outside the courtyard to the rear gives access to the flat. Amble is a thriving harbour town with plenty of shops, cafes and restaurants along with many leisure amenities and is increasing in popularity with many types of buyers including singles and young couples, families and the retired along with anyone looking for a second home or a holiday let. There is a regular bus service visiting the larger towns of Morpeth, Ashington and Alnwick together with the towns and villages beyond and the train station in the nearby village of Alnmouth provides a service to Newcastle, Edinburgh with connections throughout the country. Druridge Bay Country Park is located a short drive along the coastal road with a glorious wide sandy bay, watersports lake and countryside walks and the neighbouring hamlet of Low Hauxley has a nature reserve with walks around the lakeside with the opportunity of sighting many bird species. The sandy bay overlooks Coquet Island which is home to many sea birds including roseate terns and puffins. Also home to a community of grey seals, boat trips are available from the harbourside in Amble. If you are looking for a holiday home or an easy to maintain and centrally located flat in an up and coming coastal location, we would strongly advise an early viewing. Note: A new Lease will be created - Details to be confirmed.

ENTRANCE LOBBY

LOUNGE 13'1" (3.99m) plus door recess x 12'7" (3.84m) max

KITCHEN 11'11" (3.63m) max x 7'4" (2.24m) max

INNER HALL

BEDROOM ONE 11' (3.35m) max x 10' (3.05m) max

EN-SUITE BATHROOM

BEDROOM TWO 10'4" (3.15m) max x 9'10" (2.99m) plus recess

SHOWER ROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

MINING

The property is 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 will be leasehold at the point of sale. 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: tbc

Ground Rent: tbc

Service Charge: tbc

Any Other Charges/Obligations: tbc

COUNCIL TAX BAND: A

EPC RATING: D

AM0004445/LP/LP/060624/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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



The Property
Ombudsman