



## Panhaven Road

### Amble

- Spacious First Floor Apartment
- Sought After Location
- Immaculately Presented
- Garage to Rear
- Viewing Essential

**£149,500**



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ROOK  
MATTHEWS  
SAYER

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# Panhaven Road

Amble NE65 0BD

Situated on a highly desirable residential road overlooking a green to the front and just a short walk to Little Shore Beach, Harbour and the dunes, a deceptively spacious two bedroom first floor apartment benefitting from uPVC double glazing, gas central heating and a garage to the rear. The property offers excellent living space and is impeccably presented throughout. Briefly comprising: entrance door to ground floor with lobby and stairs to the main living accommodation. From the landing there is a bright and airy lounge with bay window and window seat overlooking the green to the front and diagonal views to the dunes. The dining room accesses the fitted kitchen with modern units and a fitted gas hob, electric oven and extractor. There are two bedrooms both with a built in cupboard and a bathroom with separate shower cubicle. Outside to the rear steps lead down to a bin area and access door to the garage. Amble is a thriving and characterful harbour town with many shops, cafes and restaurants and Amble Harbour Village with retail pods, fish restaurants and cafes along with Little Shore Beach and Pier. The local transport provides bus services to Alnwick and Morpeth with connections further afield and the train station in Alnmouth has services to Edinburgh, Newcastle and beyond. The A1 road network is within easy reach connecting the north and south of the country with motorway links throughout the country. Just a short drive along the coastal road will bring you to Druridge Bay Country Park with its glorious wide sandy bay, watersports lake and countryside walks. The apartment is a perfect choice for anyone looking for a weekend retreat or their main home which is easy to maintain. An early viewing is strongly recommended.

## ENTRANCE LOBBY

## LANDING

LOUNGE 12'5" (3.78m) max x 11'11" (3.63m) max

DINING ROOM 12'10" (3.91m) max x 7'11" (2.41m) into recess

KITCHEN 11'3" (3.43m) max x 10' (3.05m) max

BEDROOM ONE 11'11" (3.63m) max x 8'6" (2.59m) plus walk in cupboard

BEDROOM TWO 12'8" (3.86m) x 8'4" (2.54m) plus cupboard

BATHROOM 12'8" (3.86m) x 6'2" (1.88m)

## GARAGE

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE

## 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.

## AGENTS NOTE:

There is a restrictive covenant on the title which does not allow holiday letting.

## 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: 999 years from 13<sup>th</sup> February 1989

Ground Rent: £0

Service Charge: £0

## COUNCIL TAX BAND: A

EPC RATING: D

AM0004557/LP/LP/21022015/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 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

