



High Street | Amble | NE65 0LE

£95,000

A well presented one double bedroom first floor flat with bright and airy living space located in a convenient position within walking distance to the shops, cafés and restaurants and to the traditional working harbour, Little Shore Beach and Pier.

ROOK
MATTHEWS
SAYER



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FIRST FLOOR FLAT

CONVENIENT LOCATION

ONE DOUBLE BEDROOM

WALKING DISTANCE TO HARBOUR

WELL APPOINTED

ALLOCATED PARKING TO REAR

EXCELLENT LIVING SPACE

VIEWING RECOMMENDED

For any more information regarding the property please contact us today

This lovely well appointed flat, situated within a characterful stone property, offers excellent sized accommodation throughout and benefits from electric heating, double glazing and an allocated parking space to the rear. Amble is a thriving coastal town with many shopping and leisure amenities with regular bus services to the larger towns of Morpeth and Alnwick with connections further afield. The train station in Alnmouth is just a short drive with services to Edinburgh, Newcastle and beyond. Just a short drive along the coastal road or a healthy walk along the sand dunes will bring you to the pretty hamlet of Low Hauxley with a glorious sandy bay overlooking Coquet Island and the nature reserve is well worth a visit. Closer to home Amble's Sunday Market at the harbour is popular and there are seasonal boat trips to Coquet Island with sightings of grey seals, puffins and roseate terns.

If you are looking for an easy to maintain main or second home or an investment for long term or holiday letting, we would recommend an early viewing to fully appreciate the accommodation being offered for sale.

MAIN ENTRANCE DOOR

Access to lobby and stairs to the first floor.

ENTRANCE DOOR

Entrance hallway with electric heater, laminate flooring.

LOUNGE 14'8" (4.47m) plus entrance door x 10'10" (3.30m)

Two uPVC double glazed windows to front with window seats. Electric wall heater, laminate flooring,

KITCHEN 10'7" (3.22m) x 5'7" (1.70m)

uPVC double glazed window to side. Wall and base units, 1 ½ sink unit with mixer tap. Fitted electric oven, hob and extractor. Space for washer, fridge freezer. Tiled walls.

BEDROOM ONE 11'2" (3.40m) max x 9'11" (3.02m) max
uPVC double glazed window to rear. Electric wall heater.

SHOWER ROOM

Shower cubicle with electric shower, wash basin, low level w.c. Electric radiator, tiled walls and floor.

OUTSIDE

To the rear of the property there is an allocated parking space and an area to sit and enjoy the warmer months of the year. There are views across to the marina and beyond.

T: 01665 713358

Amble@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Electric

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Allocated Space to Rear

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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 1st January 1985

Ground Rent: £25 per annum. This rent has never been collected.

Service Charge: nil

Any Other Charges: nil

COUNCIL TAX BAND: A

EPC RATING: D

AM0004478/LP/LP/16052025/V.1.



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FLOORPLAN COMING SOON

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 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.

