



Church Street | Amble | NE65 0DZ

**£95,000**

Situated in a central location close to all the shops, cafes and restaurants of Amble, this neatly presented one double bedroom maisonette flat which is situated in a traditional stone built terrace, offers the perfect choice for anyone looking for an easy to maintain home, second home or holiday let.

ROOK  
MATTHEWS  
SAYER



1



1



1

**ONE BEDROOM FLAT**

**COSY OPEN PLAN LIVING SPACE**

**ACCOMMODATION TO TWO FLOORS**

**GCH AND DOUBLE GLAZING**

**WELL PRESENTED**

**PERFECT MAIN/SECOND HOME**

**BEDROOM WITH SHOWER ROOM**

**VIEWING ADVISED**

**For any more information regarding the property please contact us today**

The delightful accommodation comprises: entrance door into the communal hallway, shared with one other flat, leading to the entrance door into the flat's lobby. The bedroom is located on the ground floor which is an excellent size and enhanced by a superbly appointed shower room. Stairs lead to the first floor landing and into a welcoming and cosy open plan lounge with dining kitchen. The bright and airy lounge has a feature fireplace and two windows to the front allowing light to flow into the room. The kitchen is well appointed with a range of modern units with a fitted electric hob, oven and extractor along with space for washer and fridge.

Benefitting from gas central heating and double glazing, we would recommend a viewing to fully appreciate the accommodation being offered.

Amble is a thriving harbour town with plenty of shopping and leisure amenities together with Amble Harbour Village with its retail pods, fish restaurants and coffee shops. There are seasonal boat trips to Coquet Island with sightings of grey seals, roseate terns and puffins along with dolphins on a lucky day. The popular Sunday market at the Harbour is well worth a visit. Travelling south along the coastal road will bring you to Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy bay.

Amble has a regular transport links with a bus service to the larger towns of Alnwick and Morpeth with connections as far afield as Newcastle and Berwick. The local train station in Alnmouth provides a fast service to Newcastle and to Edinburgh Waverley Station within the hour. Whilst Amble has many shops and supermarkets, for a wider choice, Alnwick is just a short drive away and the Metro Centre is within easy reach along the main A1. Exploring the coastal villages to the North of the county are within easy distance with fabulous sandy bays, Castles and walks along the sand dunes.

**COMMUNAL ENTRANCE DOOR TO HALLWAY  
FLAT ENTRANCE DOOR TO LOBBY**

**BEDROOM ONE 13'8" (4.17m) max x 12'7" (3.84m) max  
EN-SUITE SHOWER ROOM**

**LANDING**

**OPEN PLAN LOUNGE/DINING/KITCHEN  
LOUNGE 16' (4.88m) max x 12'7" (3.84m) max  
Plus 7'7" (2.31m) max x 6'4" (1.93m) max**

**T: 01665 713358**

**Amble@rmsestateagents.co.uk**

**ROOK  
MATTHEWS  
SAYER**



#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

#### 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 23<sup>rd</sup> June 2008

Ground Rent: £0

Service Charge: £0

Any Other Charges/Obligation: nil

#### COUNCIL TAX BAND: A

#### EPC RATING: D

AM0003780/LP/LP/19052025/v.1.



T: 01665 713358

Amble@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER

# Coming soon FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 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.

**T: 01665 713358**

[Amble@rmsestateagents.co.uk](mailto:Amble@rmsestateagents.co.uk)

**ROOK  
MATTHEWS  
SAYER**