



## Pudding Mews Hexham

- Apartment
- Ground Floor
- One Bedroom
- Immaculately Presented
- Town Centre Location
- Leasehold

**£ 95,000**

Branch phone no.  
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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[branch@rmsestateagents.co.uk](mailto:branch@rmsestateagents.co.uk)

# Pudding Mews Hexham

We are delighted to welcome to the market this immaculately presented one bedroom ground floor apartment to the market.

The property would be suitable to a number of buyers and benefits from an allocated parking space.

Situated within the popular Pudding Mews Development, the property is within walking distance to shops; cafés and restaurants.

Viewing is essential to appreciate the superb location, size and internal qualities.

Room Measurements:

Hallway: 6'11(2.11m) x 7'10(2.39m)

Lounge: 13'9(4.19m) x 13'0(3.96m)

Kitchen: 7'05(2.26m) x 9'06(2.90m)

Bedroom: 12'04(3.76m) x 10'09(3.28m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Unknown.

Mobile Signal Coverage Blackspot: No

Parking: Allocated space

## MINING

The property is now 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.

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.

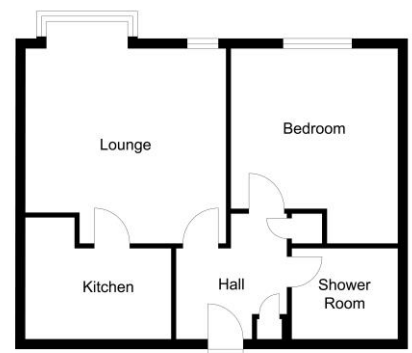
Length of Lease: 150 years from June 1989

Service Charge: £1,438.54 per annum

**COUNCIL TAX BAND: B**

**EPC RATING: C**

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**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

