



## Priestpopple

### Hexham

- Top Floor Apartment
- Two Bedrooms
- En-Suite
- Balcony
- Tyne Valley Views
- Town Centre Location

Asking Price: **£160,000**

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ROOK  
MATTHEWS  
SAYER

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# Priestpople, Hexham

## PROPERTY DESCRIPTION

This spacious penthouse apartment overlooking Hexham town centre is extremely conveniently located with allocated parking and en-suite shower room.

The property is entered from the communal stairwell, the top floor of which is not shared with by any other apartments. Entering the apartment, brings you into a long central hallway giving access to most rooms in the property. Straight ahead is the lounge with windows looking over Tyne Valley beyond the town limits. The lounge offers feature fireplace and ample space for seating. The kitchen is off the lounge with space for dining table and armchair making the most of the patio doors on the south elevation which lead out to the balcony with glass balustrade.

Returning to the central hallway, good space for cloaks can be found in the alcove behind the door and deep storage cupboard opposite. Space also for bookcase at the northern end of the passage.

The second bedroom is a double found at the end of the corridor with double fitted wardrobes offering plenty of storage. Dual windows to the western elevation flood the room with natural light.

The main bedroom is situated to the front of the property with attractive rounded turret seating area boasting panoramic windows overlooking the bustle of the town below as well as the green valley beyond. This room also offers views from a standard window on the northern elevation.

The main bedroom offers a spacious, well presented en-suite shower room with heated towel rail as well as attractive tiling to the floor, splashback and shower area. The guest shower room is situated next to the en-suite and accessed from the main hallway, again with tiling to floor, shower area and splashback.

The location and aspect of this property, in combination with the off street parking is a real seller and must be viewed to be appreciated.

All shops, dining, leisure facilities, transport links and healthcare facilities are within walking distance of the apartment so suits any buyer looking for the convenience of real town centre living.

## INTERNAL DIMENSIONS

*Note: rooms are not square – please refer to the floorplan for clarity*

Lounge: 18'0 max x 11'11 max (5.49m x 3.63m)

Kitchen: 16'1 max x 14'7 max narrowing to 11'0 (4.9m x 4.45m to 1.45m)

Bedroom 1: 13'5 x 12'0 plus 6'9 turret area (4.09m x 2.06m)

Bedroom 2: 11'0 x 13'4 narrowing to 11'2 into robes (3.35m x 4.06m to 3.4m)

Shower Room: 6'5 x 5'7 (1.96m x 1.7m)

En-Suite: 7'11 x 7'1 (2.41m x 2.16m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Allocated Parking

## MINING

The property is not 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 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: 125 years from 2000

Service/Maintenance Charge: £70 per month

## COUNCIL TAX BAND: C

## EPC RATING: C

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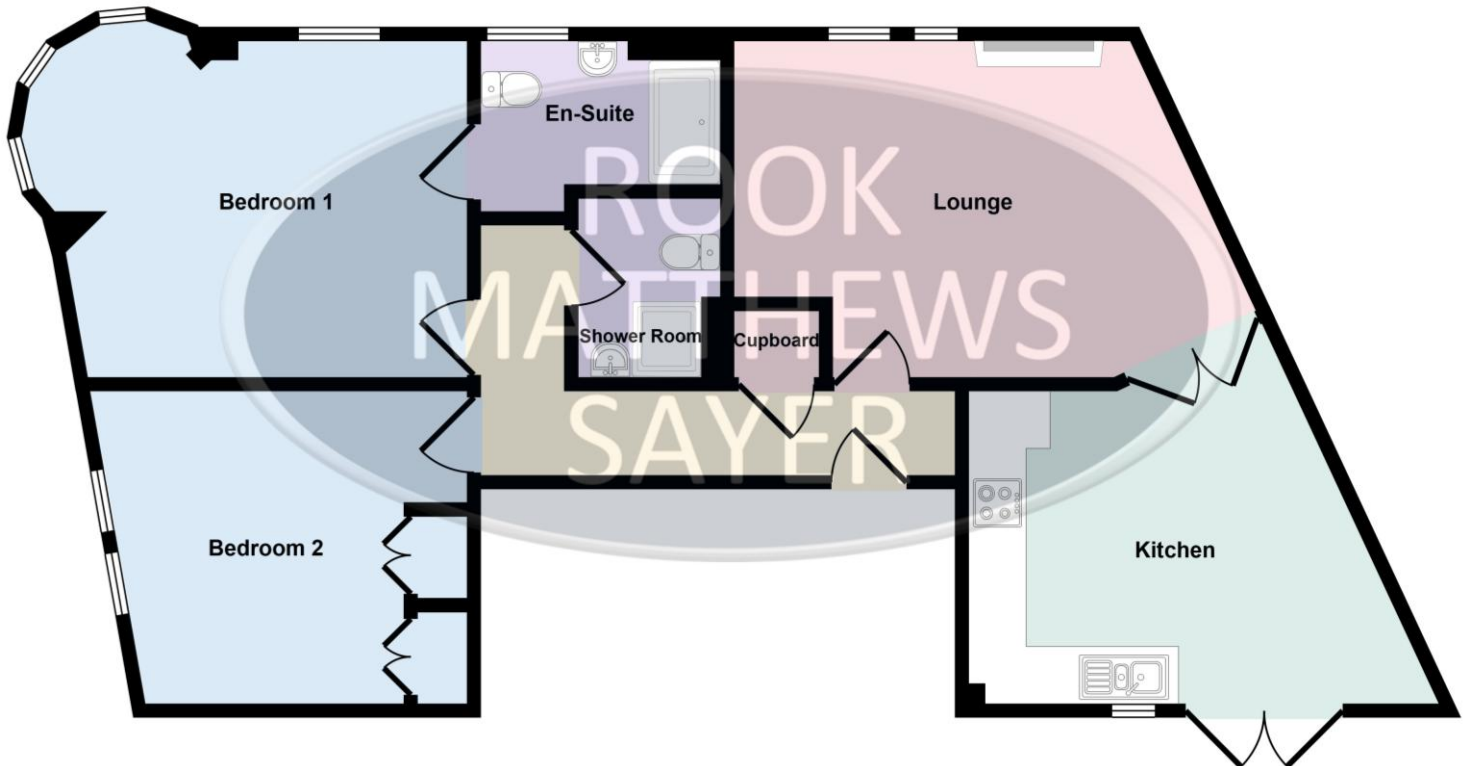
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