



Abbey Court

Hexham

- Retirement Apartment
- One Bedroom
- Secure Entry System
- Overlooking the Gardens
- Spacious Shower
- Central Hexham Location

Offers in the Region of **£100,000**

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Abbey Court, Hexham

PROPERTY DESCRIPTION

Retirement apartment on the South side the very popular Abbey Court development in central Hexham, just off the main street, overlooking the gardens.

The apartment is situated at the end of the communal hallway with minimal foot traffic passing the door.

The apartment is entered from the communal hallway into the private central hallway which gives access to the lounge, bedroom and bathroom.

The lounge is a spacious room with large picture window overlooking the well-kempt communal gardens. The afternoon sun floods this room with warm light and creates a pleasant space to watch the day go by. A good size storage cupboard is found off the lounge.

The kitchen is off the lounge and well lit, offering a nice space with plenty of base and wall cupboards as well as fitted oven with hob, sink and drainer unit and space for fridge/freezer beneath the countertops.

From the central hallway, the door to the shower room can be found. This room is fitted with WC, hand wash basin and large shower cubicle, ideal for those who require plenty of space to get washed.

Abbey Court offers plenty of communal facilities to make retired life as easy as possible and ensure that residents have ample opportunity to socialise if they so wish. The communal lounge of the ground floor is the perfect place to have a natter over a coffee or maybe even a game of dominoes.

The development also offers a residents only car park.

The position of Abbey Court is paramount, being just off the main street, residents can wander along into town at their leisure or take advantage of the convenient taxi services offered in Hexham for door-to-door service.

INTERNAL DIMENSIONS

Lounge: 14'4 x 11'8 (4.37m x 3.56m)

Kitchen: 7'4 x 5'11 (2.24m x 1.80m)

Bedroom: 17'8 into robes x 8'5 (5.38m x 2.57m)

Shower Room: 6'8 x 5'11 (2.03m x 1.80m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre To Cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Communal Car Park

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access to main door
- Lift access to all floors

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 July 1988

Ground Rent: TBC

Service Charge: TBC

Any Other Charges/Obligations: TBC

COUNCIL TAX BAND: B

EPC RATING: C

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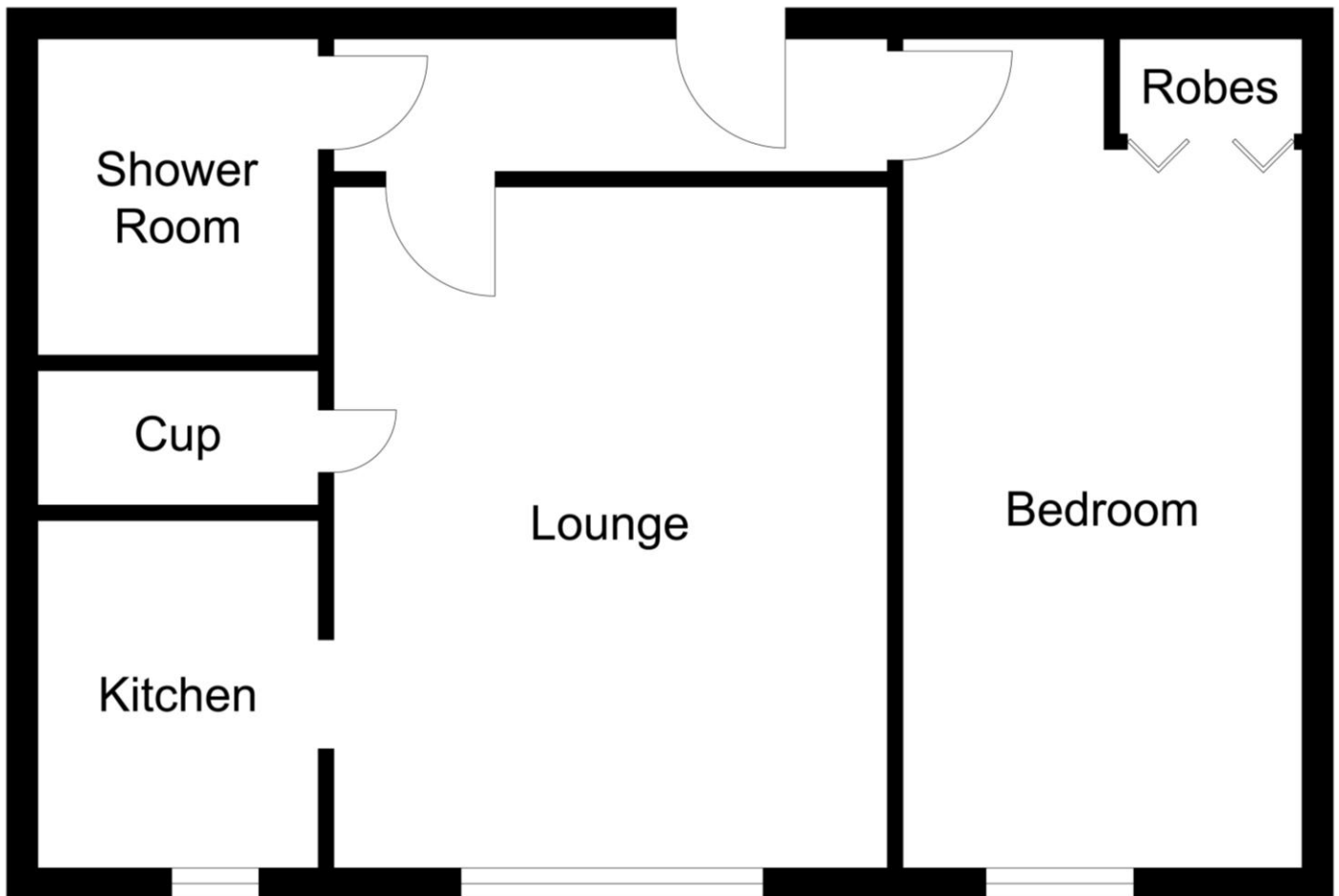
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