



3 Stephenson House, Haugh Lane, Hexham, Northumberland

A one bedroom ground floor flat, suitable for occupation by persons aged 55 years and over, in a convenient location close to the town centre. The property includes bedroom, bathroom and open plan living room with kitchen area together with dual access out to the front and rear garden. A 70% share of the property is offered for sale on a leasehold basis.
EPC Rating: C.



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ACCOMMODATION

Main entrance with steps and ramp leading up to secure intercom access and communal lobby.

Private entrance door opens into a lobby with internal door leading into the hallway with coat hanging rail. A doorway leads through into the open plan living room/kitchen with French window to the front providing access out to a flagged terrace/seating area and with steps leading down into a grassed garden. (Note: the garden seating area is part of the common area of the development but has primary access from the flat).

The kitchen includes a range of base and wall cupboards with work surfacing, single draining sink unit, cooker point and plumbing for washing machine. There is also space for a fridge or freezer.

The bedroom includes a secondary access to the cupboard containing the central heating boiler.

Bathroom fitted with a suite of panelled bath, wash basin and w.c. together with extractor fan and strip lights/shaver socket.

OUTSIDE

Shared seating area and gardens. There is also resident's permit parking area to the front of the building. The current permit is valid until January 2020.

SERVICES

Utilities

Mains water, electricity, drainage and gas are connected to the property.

Central Heating

Gas fired boiler serving panel radiators and providing domestic hot water.

COUNCIL TAX

Band A.

TENURE

Leasehold.

SERVICE CHARGE

Need to check with managing agent.

Office Ref: HX00004316

Details Prepared: August 2019

LOCATION

NE46 3QH

MILEAGES

Newcastle upon Tyne 21 miles.

COVID-19

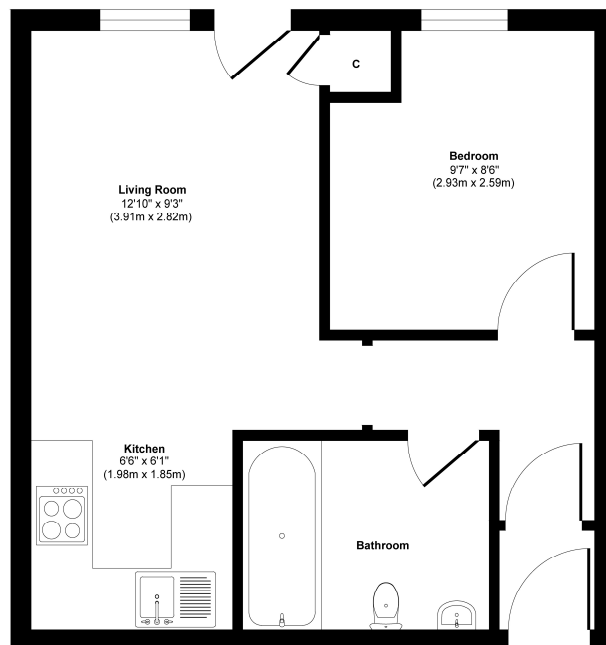
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Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
92-100	A		
81-91	B		
69-80	C	74	76
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			