



Pudding Mews | Hexham | NE46

Offers Over £90,000

RMS | Rook
Matthews
Sayer



2



1



1

Retirement Development

Walk-In Shower

First Floor Apartment

Secure Entry System

Two Bedrooms

No Chain

Central Hexham Location

Over 55s Living

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

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Property Description

Located within the popular Pudding Mews retirement development in the heart of Hexham, this well-presented first-floor apartment offers comfortable, low-maintenance living exclusively for the over-55s, with the convenience of the town centre's excellent amenities right on the doorstep.

The development benefits from a secure intercom entry system and lift access to all floors, providing both security and ease of access for residents and visitors alike.

The apartment itself offers well-planned accommodation throughout. The welcoming entrance hall features a particularly useful large cloaks cupboard, providing excellent storage space. The bright and spacious open-plan living area combines a comfortable lounge with a fitted kitchen, creating an attractive and sociable space for everyday living and entertaining.

There are two well-proportioned bedrooms, offering flexibility for guests, hobbies or a home office, while the modern shower room is fitted with a walk-in shower, wash hand basin and WC.

Pudding Mews is ideally situated within central Hexham, allowing easy access to a wide range of shops, supermarkets, cafés, restaurants, leisure facilities, healthcare and public transport links.

The development provides an excellent opportunity for those seeking independent retirement living in a secure and very convenient location.

Early viewing is highly recommended to appreciate the accommodation and superb town centre setting on offer.

INTERNAL DIMENSIONS

Lounge: 11'3 max x 14'4 max (3.43m x 4.37m)
Kitchen: 10'11 max x 5'7 max (3.33m x 1.70m)
Bedroom One: 12'7 into robes x 9'7 max (3.84m x 2.92m)
Bedroom Two: 12'7 max x 6'7 max (3.84m x 2.01m)
Shower Room: 6'6 max x 5'5 max (1.98m x 1.65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: FTTC
Mobile Signal Coverage Blackspot: No
Parking: Communal Parking

AGENTS NOTE

Probate has been applied for but not yet granted.

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Level Access
- Lift Access
- Wide Doorways

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: 150 years from 30/03/1990 (123 Years Left)

Ground Rent: £1,956 Yearly

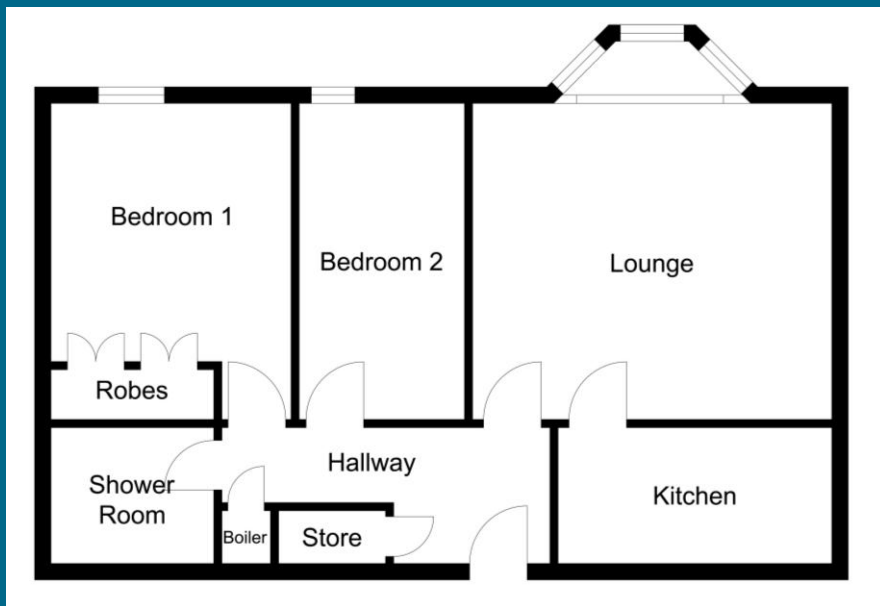
Service Charge: £163 Monthly

COUNCIL TAX BAND: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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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.