



Newburgh Street | Amble | NE65 0AQ

£72,500

RMS | Rook
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Sayer



GROUND FLOOR FLAT

GAS CENTRAL HEATING

COASTAL LOCATION

FITTED BATHROOM AND KITCHEN

UPVC DOUBLE-GLAZING

COMMUNAL COURTYARD

For any more information regarding the property please contact us today

Situated in the popular traditional harbour town of Amble, this one-bedroom ground floor flat is perfect for an upgrade and offers the opportunity to purchase the perfect buy to let, holiday let or for a base to explore this glorious coastline. It would also suit a buyer looking for a cosy low maintenance flat situated in a town with a huge community spirit.

Benefitting from UPVC double glazing and gas central heating, the communal entrance hall accesses the flat's hall with a good size lounge, fitted galley kitchen, the double bedroom to the front and a fitted bathroom.

Outside there is a communal courtyard to the rear with double gates opening into the rear lane.

Amble has many shopping and leisure amenities as well as first class restaurants and coffee shops. Amble Harbour Village has retail pods and a selection of fish restaurants and the Sunday Market at the harbour is well worth a visit. There are boat trips to the nearby Coquet Island with sightings of sea birds, grey seals and sometimes dolphins and Amble has its own Little Shore Beach and a healthy walk around the Pier and breakwater.

An early viewing of this conveniently positioned flat is strongly recommended.

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COMMUNAL ENTRANCE HALL
UPVC entrance door into hallway.

ENTRANCE LOBBY
Entrance door | Radiator.

LOUNGE 15'1" max x 10'11" max
UPVC window to rear | Radiator | Cupboard with shelving | Cupboard housing central heating boiler.

GALLEY KITCHEN 14'3" max x 5'7" max
UPVC door and window to side | Fitted base and wall cupboards with a one and a half sink unit with mixer tap and tiled splashback. Breakfast bar. Plumbing for washer, space for fridge freezer. Space for cooker.

BEDROOM ONE 14'9" max x 8'5"
UPVC double glazed window to front, radiator.

BATHROOM
UPVC window to front. Panelled bath with shower attached over and tiled wall. Pedestal wash hand basin, low level w.c. Radiator.

OUTSIDE
Communal yard to rear with double gates to rear lane.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Phone Line ADSL
Mobile Signal Coverage Blackspot: No
Parking: On street

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.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: 999 years from 22/02/1999
Ground Rent: peppercorn Ground Rent

COUNCIL TAX BAND: A

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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FLOORPLAN

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.

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.



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