

# BRUNTON

---

RESIDENTIAL



**AYDON ROAD, CORBRIDGE**

**£115,000**

# BRUNTON

---

RESIDENTIAL





# BRUNTON

---

RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



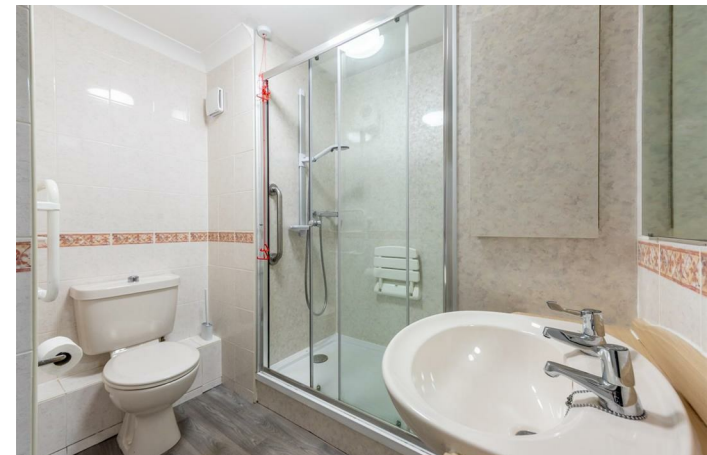
Primlea Court is an attractive residential development set within beautifully maintained gardens, just a short walk from the heart of the village. Residents benefit from a range of shared amenities, including landscaped communal areas, a guest suite, a welcoming reception area, a laundry room, and secure entry with intercom access. Additional features include lift access and on-site parking, all managed to a high professional standard.

This excellent ground floor property is located in Corbridge, a vibrant and historic village nestled in the scenic Tyne Valley near Hexham. Surrounded by picturesque countryside, Corbridge is one of the most desirable locations within easy reach of Newcastle upon Tyne. The village offers a charming mix of heritage and contemporary living, with local amenities such as independent shops, cafes, restaurants, pubs, healthcare services, and strong public transport links via both bus and train. Convenient road connections are provided by the nearby A69, A68, and A695, giving easy access to regional centres and the wider North East.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

An immaculately presented ground floor one-bedroom apartment situated in the highly sought-after Primlea Court, Corbridge. This delightful home offers well-maintained, comfortable accommodation in a peaceful and secure development designed for residents aged 60 and over.

This well-presented apartment welcomes you via a spacious entrance hallway, giving access to all principal rooms. To the left, a stylish and contemporary shower room features a sleek walk-in shower and modern fittings. Straight ahead, a generously sized double bedroom with storage provides comfortable and well-proportioned accommodation.

The bright and inviting lounge is a good size and enjoys attractive views over the communal gardens, offering a level of privacy rarely found in similar apartments. A door opens onto a private patio area, perfect for enjoying the outdoors, while a modern, well-designed kitchen with integrated appliances completes the accommodation.

The apartment benefits from a secure door entry system, management staff who are on site Monday to Friday 9-1, and a Careline emergency system for peace of mind. Residents enjoy a vibrant and friendly community, with regular social activities and gatherings.

Viewing is highly recommended to fully appreciate the quality and presentation of this lovely apartment.

Length of Lease: 125 years from 1st February 2005

Ground Rent: £197.50 (six monthly)

Service Charge: £1,168.87 (six monthly)



# BRUNTON

## RESIDENTIAL

TENURE : Leasehold

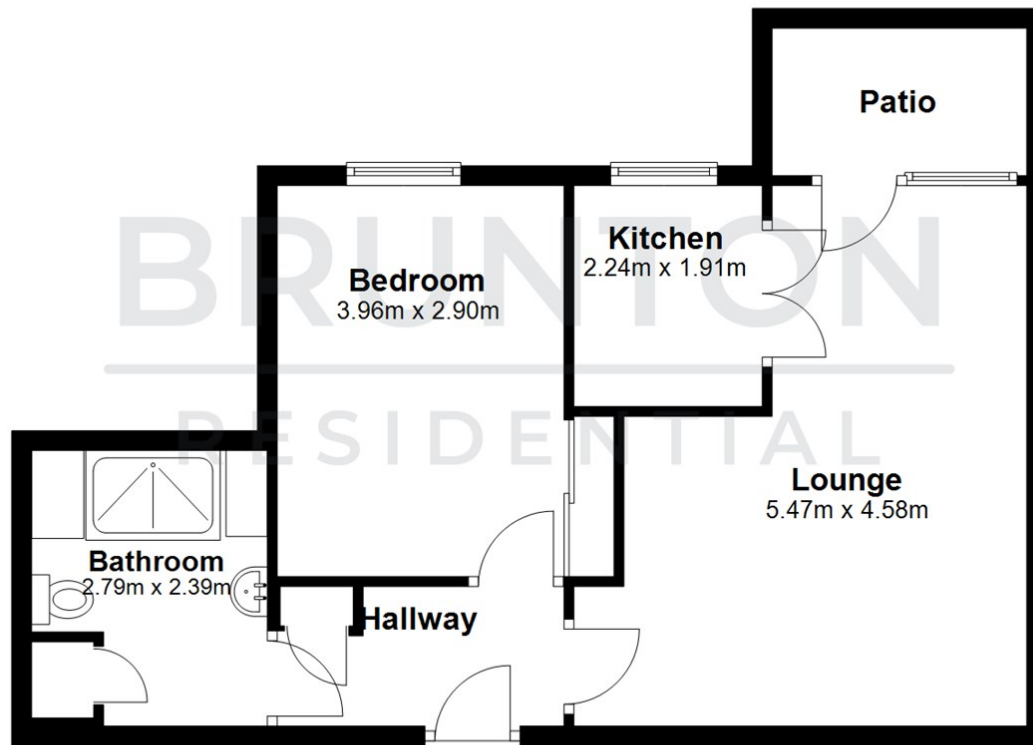
LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : C

EPC RATING : C

### Ground Floor

Approx. 56.4 sq. metres



Total area: approx. 56.4 sq. metres

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	