



**12 Westfield Close, Hexham, NE46 3HT**

**Offers in the region of: £98,500 for an 85% share of the leasehold interest**

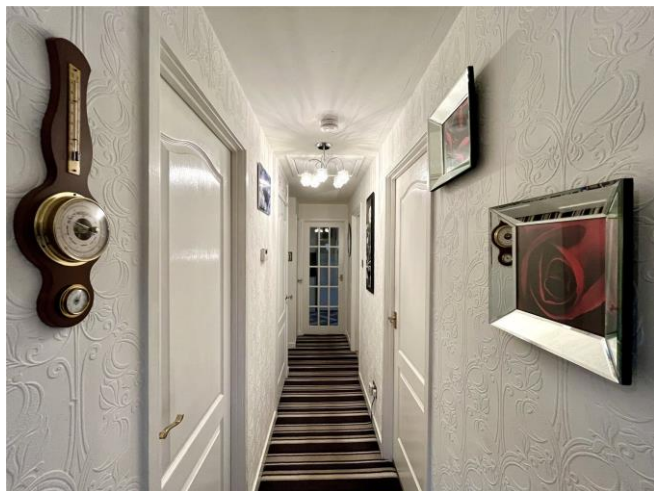
**Andrew Coulson**

*You'll feel more at home with us*

Conveniently located in a central location, this is a light and airy first floor flat specifically for people who are aged 55 years and over and is being offered at a price that secures 85% of the leasehold interest. The flat itself offers two bedroom accommodation and is in beautiful condition throughout and is being sold with no ongoing chain. Outside there is a small bin storage area, communal areas and car parking. The accommodation enjoys both gas fired central heating and is double glazed.

- **Two Bedroom First Floor Retirement Flat**
- **85% Share of Leasehold Interest**
- **Well-Presented Throughout**
- **No Ongoing Chain**
- **Communal Areas & Residents Parking**
- **Current EPC Rating: C**
- **Council Tax Band: B**
- **Tenure: Leasehold**
- **Close to Amenities**

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## THE PROPERTY

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## BRIEFLY COMPRISING:

### GROUND FLOOR

#### ENTRANCE LOBBY

uPVC front door with glazed insets. Staircase up to:

### FIRST FLOOR

#### LANDING

Built-in linen/airing cupboard with shelving which also houses the central heating boiler.

(In a clockwise direction:)

### BEDROOM TWO

8'8" x 6'10" (2.64m x 2.08m)

With cupboard.

### BATHROOM

White suite comprising panelled bath with electric shower over, plumbing for washing machine, low level WC and tiled splash backs.

### BREAKFASTING KITCHEN

11'10" x 7'6" (3.6m x 2.29m)

Ample fitted wall and floor units in high gloss white, black worktops over incorporating a stainless steel sink with single drainer and mixer tap over. Four ceramic hob cooker with single oven under and stainless steel extractor canopy over. Matching breakfasting bar. Plumbing for washing machine and space for fridge/freezer.

### LIVING/DINING ROOM

15'2" x 11'4" (4.62m x 3.45m)

(measurement plus large square bay window)

A well-appointed room with wall mounted contemporary fire, bay window and cornice ceiling.

### BEDROOM ONE

11'5" x 10' (3.48m x 3.05m)

With fitted mirror fronted wardrobes with hanging and shelving space.

### EXTERNALLY

#### SMALL BIN STORE

#### COMMUNAL AREAS

With pathways and beds with bushes and shrubs. Communal car parking spaces.

### SERVICES

Mains electricity, mains water, mains drainage and mains gas are connected, Gas central heating to radiators also supplying the domestic hot water.

### TENURE:

We understand that the property is leasehold. The current lease will be extended with the new purchaser on the date of completion for a period of 60 years. The purchase price is for an 85% share of the property with a service charge of £105.25p per calendar month. The remaining share is owned by Castles & Coasts Housing Association.

### NOTES

All fitted carpets, curtains and blinds are included in the sale. Certain items can be available by separate negotiation.

### COUNCIL TAX BAND:

The local authority is Northumberland County Council. The property is Council Tax Band B.



**REFERRAL FEES**

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Conveyancing where typically we can receive an average fee of £100.00 incl of VAT. Surveying services we can typically receive an average fee of £90.00 incl VAT. Mortgages and related products our average share of a commission from a broker is typically an average fee of £120.00 incl VAT, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early. Removal Services we can typically receive an average fee of £60 incl of VAT.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 55.9 sq. metres (601.2 sq. feet)



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