



Abbey Court | Hexham | NE46

Offers Over £100,000

RMS | Rook
Matthews
Sayer



1



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1

Ground Floor Apartment

No Onward Chain

One Double Bedroom

Well-Maintained Apartment

Popular Retirement Development

Communal Lounge

Residents' Parking

Town Centre Location

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



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Sayer



Situated within the highly regarded and popular Abbey Court development, this well-presented one-bedroom upper ground floor apartment offers comfortable and secure retirement living, with the added benefit of easy access to Hexham's main street and its wide range of shops, amenities, cafés and transport links.

The accommodation includes a bright living room enjoying a south-west facing aspect, with patio doors opening directly onto the attractive communal gardens, creating a pleasant outlook and allowing easy access to outdoor space. The compact kitchen is fitted with a range of units and benefits from plumbing for utility appliances.

The double bedroom features built-in wardrobes, while the shower room is equipped with a heated towel rail and a large shower cubicle, providing convenience and practicality.

Abbey Court is a well-established and sought-after retirement development, offering residents a welcoming communal lounge, beautifully maintained gardens, resident and visitor parking, and a lift serving all floors. Additional peace of mind is provided by an on-site manager and emergency pull-cord assistance.

An excellent opportunity to acquire a well-maintained apartment within probably Hexham's most popular retirement development, ideally positioned for enjoying both independent living and the town's excellent amenities.

INTERNAL DIMENSIONS

Kitchen: 7'2 max x 5'11 max (2.18m x 1.80m)

Lounge: 15'0 into door recess x 11'6 max (4.57m x 3.51m)

Bedroom: 17'5 including wardrobes x 8'8 max (5.31m x 2.64m)

Shower Room: 6'8 max x 5'1 plus recess (2.03m x 1.55m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric/Night Storage

Broadband: ADSL copper Wire

Mobile Signal Coverage Blackspot: No

Parking: Communal Car Park

MINING

The Northeast 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 an 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.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair users
- Level access
- Lift access
- Ramped access
- Wet room

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: 125 years from 1988

Ground Rent: £496.44 yearly

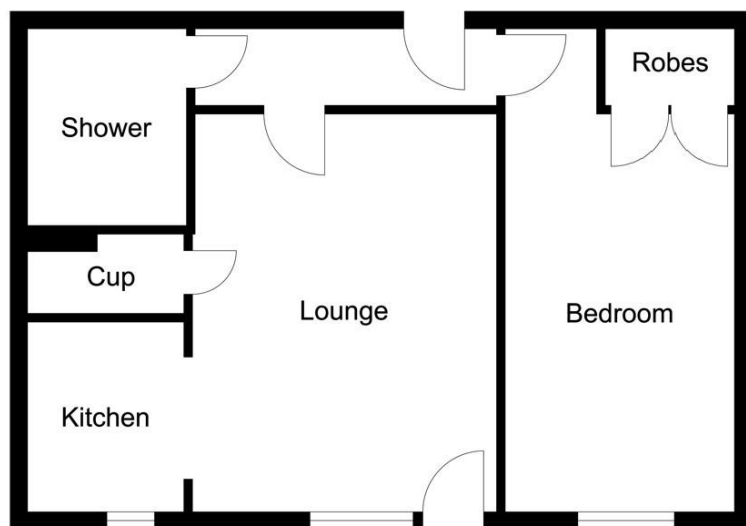
Service Charge: £3,876.70 yearly

COUNCIL TAX BAND: B

EPC RATING: TBC

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Abbey Court

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

EPC TBC



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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.