



Primlea Court

Corbridge

- Ground Floor Retirement Flat
- Two Bedrooms
- En-Suite
- Patio Door
- Communal Parking & Grounds
- Desirable Location

Offers in the Region of **£ 155,000**

Primlea Court, Corbridge

PROPERTY DESCRIPTION

Superb two bedroom ground floor retirement apartment with en-suite shower room and patio door.

The apartment is entered via the internal access door into the apartment's central hallway offering doors to lounge, both bedrooms, shower room and utilities cupboard.

The lounge is situated to the front elevation overlooking the patio area and car park beyond. This apartment benefits from having a patio door for direct external access. Off the lounge is the kitchen with a range of wall and base units, fridge freezer and over/hob.

The main bedroom is a large double with window to front elevation and fitted wardrobes to the rear and well-equipped en-suite shower room beyond. The second bedroom is another double with window to front elevation.

The main shower room is off the central hallway and is also well equipped.

The apartment does have a large utilities cupboard off the hallway which contains hot water tank, as well as electricity consumer unit and cloaks hanging and some shelving in place.

Primlea Court is situated just out of the centre of Corbridge giving it a quiet position but still within reach of amenities. There are communal areas and facilities to make use of such as lounge, laundry and refuse areas. Parking is offered in the form of a communal car park for all residents.

Emergency assistance pull cords are fitted throughout the apartment.

These apartments do come to the market every now and then but not very often on the ground floor with a second bathroom so we anticipate it won't stay around for long.

INTERNAL DIMENSIONS

Lounge: (abnormal shape) 19'8 max x 10'9 max (5.99m x 3.28m)

Kitchen: (abnormal shape) 8'6 max x 7'7 max (2.59m x 2.31)

Bedroom 1: (abnormal shape) 15'0 max x 8'7 max (4.57m x 2.62m)

En-Suite: 8'7 into shower x 5'6 max (2.62m x 1.68m)

Bedroom 2: (abnormal shape) 16'2 max x 9'1 max (4.93m x 2.77m)

Shower Room: 5'7 into shower x 6'8 (1.7m x 2.03m)

Utilities Cupboard: 6'3 x 3'4 (1.91m x 1.02m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to Cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Communal Car Park

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has ramp access to front door and the building has lift access to all floors.

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 1/2/2005

Ground Rent: £230 per month.

Service Charge: £4800 per annum

COUNCIL TAX BAND: D

EPC RATING: C

HX00006360.BJ.JR.14.10.24.V.1

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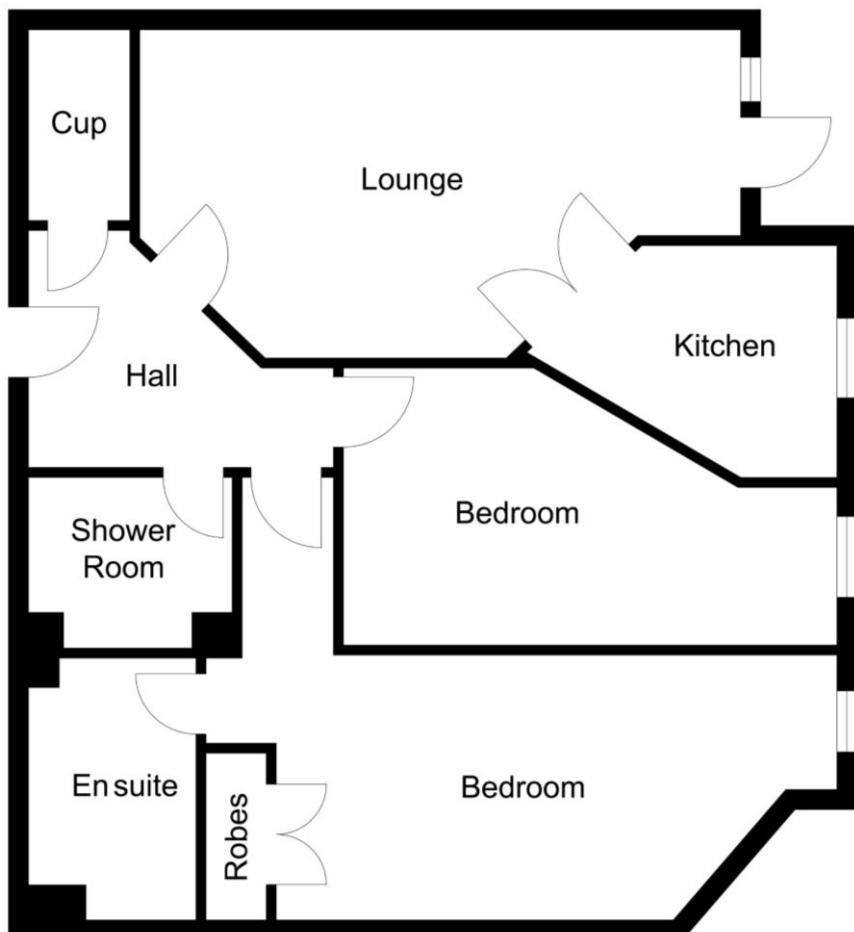
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**The Property
Ombudsman**

Primlea Court, Corbridge



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