



Castle Hill House | Wylam | NE41

Offer Over £170,000



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TOP FLOOR APARTMENT

**PRIVATE ACCESS TO WYLAM
VILLAGE AND TRAIN STATION**

**WITHIN CIRCA 23 ACRE
GARDENS**

**LEASEHOLD 999 YEARS FROM
1ST JANUARY 2000**

TWO BEDROOMS

**SERVICE CHARGE APPROX.
£2000 PER ANNUM**

EN SUITE SHOWER ROOM

RMS | Rook
Matthews
Sayer

This beautiful third floor apartment benefits from a sunny aspect overlooking the communal gardens, a lift giving access to the apartment and no onward chain.

There is a hallway leading to the generous dining kitchen with through doors to the lounge, a bathroom, master bedroom with en suite shower room and a second bedroom.

The development is accessed via secure call point gates and externally there is allocated parking and access to 23 acres of communal grounds and mature gardens. To the rear of the development is a private secure gate providing access to the railway station platform and Wylam village. Wylam has an excellent range of shops, amenities, restaurants, river walks and a cycle route to Newcastle along the river.

ENTRANCE HALL: Useful and versatile hallway giving access to the other rooms of the apartment.

DINING KITCHEN 13'1 x 9'11

Fully fitted kitchen with floor and wall units, cooker and hob with extractor fan over and linoleum flooring.

LOUNGE: 16'5 x 14'9

Generous lounge with gable window overlooking the communal gardens and allowing plenty of light into the space. Carpeted flooring, radiator and fireplace.

FAMILY BATHROOM 6'6 x 5'5

Bathroom with part tiled walls, low level WC, wash basin and bath with handheld shower attachment.

BEDROOM ONE 14'5 x 9'11

Bedroom with carpeted flooring, radiator, window and access to the en suite.

EN SUITE 7'2 x 5'5

En suite with part tiled walls, low level WC, wash basin and shower cubicle.

BEDROOM TWO 9'11 x 6'11

Carpeted bedroom with windows overlooking the gardens and velux window.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: No

Parking: ALLOCATED PARKING

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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO PETS

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO - COMMUNAL AREAS

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defenses at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property: NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has Lift access to first floor

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 1st January 2000
Ground Rent: Included in service charge
Service Charge: £2551 per annum

COUNCIL TAX BAND: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

