



## Market Place

### Red Row

- First Floor Flat
- Two Bedrooms
- Spacious Accommodation
- Close to Druridge Bay
- Viewing Recommended

**£ 69,500**



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# Market Place

Red Row NE61 5AT

A very well presented and updated two bedroom first floor flat located in the rural village of Red Row on the doorstep of Druridge Bay Country Park with its water sports lake, countryside walks and glorious wide sandy bay. The property offers spacious accommodation throughout and benefits from gas central heating and uPVC double glazing. The accommodation briefly comprises: entrance door and stairs to the first floor, landing, spacious lounge with french doors and juliet balcony with distant views to countryside and Druridge, fitted breakfast kitchen with a comprehensive range of units benefitting from fitted oven, hob and extractor, integral fridge freezer, dishwasher and washing machine, re-fitted bathroom with white suite and separate shower unit, two good sized bedrooms, rear hall with stairs to ground floor and rear door to yard. There are local shops in the neighbouring village of Hadston and Amble town centre with many shopping and leisure amenities lies just a short drive away. The regular bus service provides transport to Amble, Ashington and to towns and villages further afield whilst the main A1 with its links throughout the county. This would be an ideal purchase for anyone looking for a base on the coastline or looking to downsize along with buyers looking to step onto the property ladder. An early viewing is strongly recommended.

Entrance Lobby

Landing

Living Room 18'2" (5.53m) x 11'8" (3.56m) plus recessed double cupboard

Kitchen 11'5" (3.48m) x 9'9" (2.97m)

Bedroom One 16'8" (5.08m) x 10' (3.05m) into alcoves

Bedroom Two 9'7" (2.92m) max x 9'6" (2.90m) max

Bathroom

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal/Coverage: GOOD

Parking: NO PARKING

#### 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 Adviser before you expend costs.

Length of Lease: 200 years from March 2024

Ground Rent: ; £0

Service Charge: £150 / year Planned to Increase by: Unknown

Any Other Charges/Obligations: Unknown

COUNCIL TAX BAND: A

EPC RATING: D

AM0004293 /LP/LP/23012024/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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