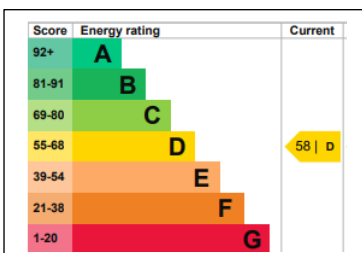




Castle View Horsley

- First floor flat
- No onward chain
- Allocated parking
- Tyne valley views
- 2 bedrooms
- Leasehold - 999 years remaining



from 1st January 2002.

Asking Price: £135,000

ROOK
MATTHEWS
SAYER

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Castle View Horsley

Lounge/Dining Area 14'0" x 12'5" (4.26m x 3.77m)

A generous airy room with radiator and double-glazed window boasting views across the valley. Cornice ceiling feature.

Kitchen 10'4" x 7'1" (3.14m x 2.23m)

Fully fitted modern kitchen with wall and floor mounted units, ceramic sink with single drainer and mixer tap, induction hob, extractor hood and plumbing for washing machine. Integrated dishwasher. Wood effect laminate flooring and part tiled walls.

Bedroom One 11'8" x 10'2" (3.55m x 3.09m)

Rear elevation double bedroom with radiator and cornice ceiling feature. Double glazed window looking onto stunning views.

Bedroom Two 9'5" x 7'3" (2.86m x 2.20m)

Front elevation bedroom boasting built-in storage. Radiator, double glazed window and cornice ceiling detail.

Shower Room 10'4" x 6'2" (3.14m x 1.87m)

Bathroom with modern three-piece suite and tiled splash backs. Large walk-in shower unit, wash hand basin with storage, low-level WC. Large chrome heated towel rail and double-glazed window.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

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.

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 01st January 2003

Service Charge: £97.18 per month

COUNCIL TAX BAND: B

EPC RATING: D

P00006550.EC.SCI.28052024.V.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

