

# High Street Amble

- First Floor Flat
- Well Presented
- Views to Warkworth Castle
- Gas Central Heating/Double Glazing
- Viewing Essential

£105,000







## High Street

### Amble NE65 ONZ

Occupying a central position close to the shop, cafes and restaurants in the town centre and a short walk to Amble Harbour Village with its retail pods, Little Shore Beach and Pier, a first floor two bedroom flat with views towards Warkworth Castle. This well presented and good sized property is a great purchase for anyone looking for a holiday let or second home on the coastline or for a first time buyer looking to get onto the property ladder. Benefitting from gas central heating and double glazing, the well proportioned accommodation briefly comprises all to the first floor: entrance door with entrance lobby and cupboard, stairs lead to the main living space with lounge with views down The Wynd to the Castle, spacious fitted kitchen with rear door and outside staircase to access the bin storage. There are two bedrooms, the front with views and a fitted bathroom. Located in the popular and vibrant harbour town of Amble, there are many shops and leisure amenities and bus services to Alnwick and Morpeth and to the towns and villages further afield including connections to Berwick and Newcastle. The train station in Alnmouth offers regular trains to Newcastle, Edinburgh and beyond. Amble Marina is a short stroll and the neighbouring historic village of Warkworth with its 13th century Castle and Hermitage is within walking distance where you will also find pubs, restaurants, boutique shops. The glorious wide sandy beach at Druridge Bay Country Park is a short drive away, the Park also has a watersports lake and countryside walks. An early viewing of this delightful property is strongly recommended.



#### PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

#### AGENTS NOTE:

There is access to the courtvard via an external staircase from the kitchen rear door, however the flat only has access for bin storage but not for any other use.

#### MINING

The property is 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

Length of Lease: 150 years years from 28.3.2008 Ground Rent: £0 per [month/annum].

Service Charge: £0 per [month/annum] Any Other Charges/Obligations: NONE

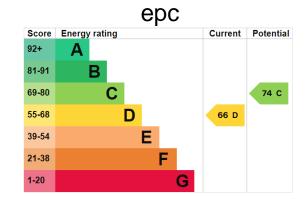
**COUNCIL TAX BAND:** A EPC RATING: D

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we 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 co ctronic identity verification. This is not a credit check and will not affect your credit score.

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