



High Street Amble

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

£105,000



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High Street

Amble NE65 0NZ

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.



ENTRANCE LOBBY

LANDING

LOUNGE 13'7" (4.15m) max x 12' (3.66m) max

KITCHEN 10'7" (3.22m) max x 10' (3.05m) max

BEDROOM ONE 11'2" (3.40m) max x 11'1" (3.38m) max

BEDROOM TWO 9'6" (2.90m) max x 8'1" (2.46m) max

BATHROOM

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 courtyard 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 you expend costs.

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

AM0004423/LP/LP/29042024/v.1.

epc

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

