



Primlea Court Corbridge

- Ground Floor Apartment
- Two Bedrooms
- Patio Door
- Shower Room
- Communal Gardens
- Over 60s Only

Guide Price **£ 194,950**

01434 601616
46 Priestpopple, Hexham, NE46 1PQ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
hexham@rmsestateagents.co.uk

Primlea Court, Corbridge

PROPERTY DESCRIPTION

A lovely two bedroom ground floor apartment situated in the very popular Primlea Court, Corbridge. The apartment benefits from patio doors leading out to small patio area. Primlea Court is well located providing easy access to all local amenities including an excellent range of shops, a doctor's surgery and good transport links.

Entering the apartment from the communal hallway in the building, you are welcomed by a good sized hallway with two spacious cupboards for storage as well as housing the water heater. From the hallway there are doors to the shower room, lounge and the two bedrooms, the largest of which has been converted and currently used as a study/reception room. The main lounge has the added benefit of external door to a pretty patio area at the rear of the property.

Having secure door entry system, communal gardens and laundry facilities, resident management staff and careline system in place makes this a convenient and secure development. Regular social activities include coffee mornings, keep fit activities, embroidery class, social outings and gatherings.

New residents accepted from 60 years of age. Both cats and dogs are generally acceptable (subject to terms of lease and landlord permission).

INTERNAL DIMENSIONS

Lounge: 17'8 x 10'03 (5.38m x 3.12m)

Kitchen: 7'0 x 7'04 (2.13m x 2.24m)

Bedroom 1: 11'06 x 9'03 (3.51m x 2.82m)

Bedroom 2: 9'0 x 18'0 (2.74m x 5.49m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre to Cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Communal Parking

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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Residents must be 60yrs or older

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: 125 years from 2005

Ground Rent: £230 per 6 months

Service Charge: £2310.76 per 6 months

COUNCIL TAX BAND: D

EPC RATING: TBC

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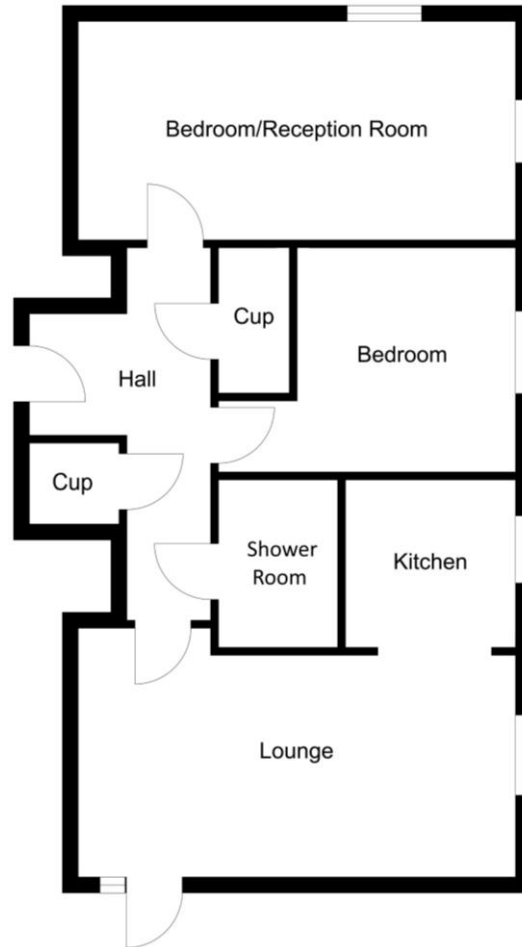
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