



## Stainthorpe Court Hexham

- Top Floor Flat
- Two Bedrooms
- En-Suite
- Family Bathroom
- Juliette Balcony
- Garage
- Convenient Central Hexham
- Loft Space

Offers In The Region Of: **£ 145,000**

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MATTHEWS  
SAYER

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# Stainthorpe Court, Hexham

## PROPERTY DESCRIPTION

Offered for sale with no forward chain is this spacious and contemporary two bedroom apartment within the popular Stainthorpe Court development situated conveniently in Hexham town centre.

Bright and spacious, this dual aspect apartment has the added bonus of occupying a garage and the use of communal gardens.

The apartment is in great condition and must be viewed to be appreciated. Accommodation briefly comprises reception hall; lounge with Juliet balcony; dining kitchen with integrated appliances; double bedrooms with fitted wardrobes and en-suite shower room; second double bedroom with fitted wardrobe; bathroom; separate garage and use of communal gardens.

Hexham has an excellent range of shopping; restaurants; leisure facilities; healthcare, schooling; parks as well as train and bus stations.

### Reception Hall:

Storage cupboard; radiator; loft hatch to partly boarded loft with pull down ladder, light and power.

### Lounge: 13'1 x 17'8 (3.99m x 5.38m)

This bright and spacious room enjoys a south facing Juliet balcony; attractive fire surround with coal effect fire; two radiators; telephone intercom entry system.

### Dining Kitchen: 8'6 x 12'3 (2.59m x 3.73m)

Fitted with a great range of wall and base units; ceramic splash backs; integrated gas hob and electric oven with extractor above; integrated fridge, freezer and dishwasher; space and plumbing for washing machine; stainless steel one and half bowl sink unit with mixer tap; laminate flooring; radiator; south facing window.

### Family Bathroom:

Comprising panelled bath with shower over and glass shower screen; hand basin set into a vanity unit; low level WC; attractive ceramic tiling to walls; extractor fan; linen store cupboard; radiator.

### Loft:

Pull down ladder; partially boarded; central heating boiler.

### Bedroom 1: 14'0 x 9'8 (4.27m x 2.95m)

Window to front elevation; recessed fitted wardrobes; radiator.

En-Suite: Shower cubicle; pedestal hand basin; low level WC; ceramic tiling to walls; extractor fan; radiator.

### Bedroom 2: 8'5 x 10'7 (2.57m x 3.22m)

Window to front elevation; recessed fitted wardrobes; radiator.

Externally: Communal gardens.

Garage: With up and over door.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: Garage

## 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: 125 years from January 2001

Ground Rent: £40 per annum

Service Charge: £177 per month

## COUNCIL TAX BAND: C

## EPC RATING: C

HX00006265.KW.JR.3.5.24.V.2

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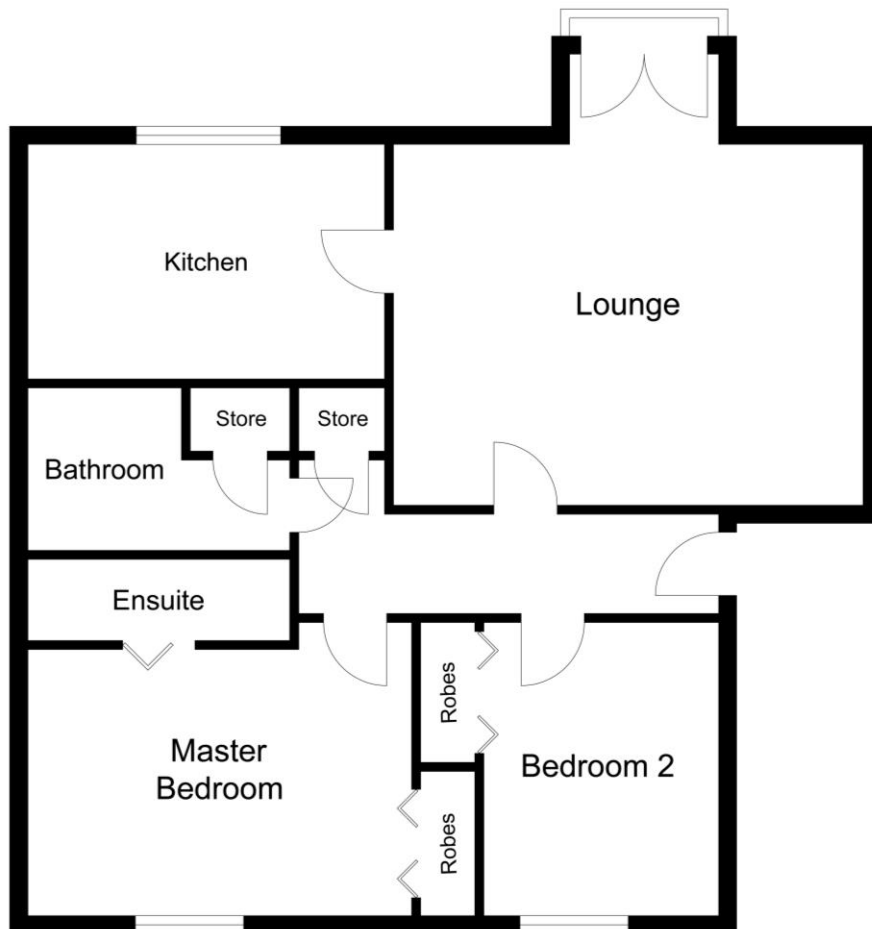
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