



Kings Mews, Eastgate Hexham

- First Floor Flat
- Two Bedrooms
- En-Suite
- Garage & Car Port
- Juliette Balcony
- Convenient Central Hexham

Guide Price: **£ 165,000**

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ROOK
MATTHEWS
SAYER

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Eastgate, Hexham

Located in the heart of Hexham Town Centre, close to all amenities with walking access to bus and rail station, this two bedroom apartment with car port and garage would suit a number of buyers, those looking for their first property, downsizing or investment.

Viewing is essential to appreciate the location, size and internal condition of this apartment.

The accommodation is bright and extremely spacious with double glazing; gas central heating; secure entry system; briefly comprising communal reception area with staircase leading to apartment; reception hall; open plan lounge/kitchen with Juliette balcony; integrated appliances; pleasant views; master bedroom with en-suite; bedroom; bathroom; externally there is a car port which is a rarity; garage; communal roof top garden.

Communal Entrance:
Staircase leading to apartment.

Reception Hall:
Cloaks/storage cupboard; radiator.

Open Plan Lounge/Kitchen: 23'3(7.09m) x 14'3(4.34m)reducing to 11'3(3.43m)
Enjoying French style double doors opening to a Juliette balcony; radiator; the kitchen which is well designed and fitted with wall and base cabinets; contrasting work surfaces with splash back ceramic tiling; stainless steel one and half bowl sink unit and drainer with mixer tap; integrated fridge and freezer; dishwasher; washer/drier; electric oven and hob; stainless steel extractor hood above; central heating boiler; radiator.

Master Bedroom: 11'1(3.38m) x 11'2(3.40m)
Situated to the front elevation; recess bi-folding door fitted wardrobes; radiator.
En-Suite:
Double shower cubicle; pedestal hand basin; low level WC; shaver point; radiator.

Bedroom: 8'6(2.59m) x 7'0(2.13m)
Window; radiator; fitted cupboard.

Bathroom:
Comprising panelled bath with shower attachment; pedestal hand basin; low level WC; radiator.

Externally:
Car port and garage with up and over door; communal roof top garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal / Coverage Blackspot: No
Parking: Car Port & Garage & Visitor Spaces

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.
If you require any further information on this, please contact us.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes

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 January 2004
Ground Rent: Zero
Service Charge: £780 per 6 months

COUNCIL TAX BAND: C

EPC RATING: B

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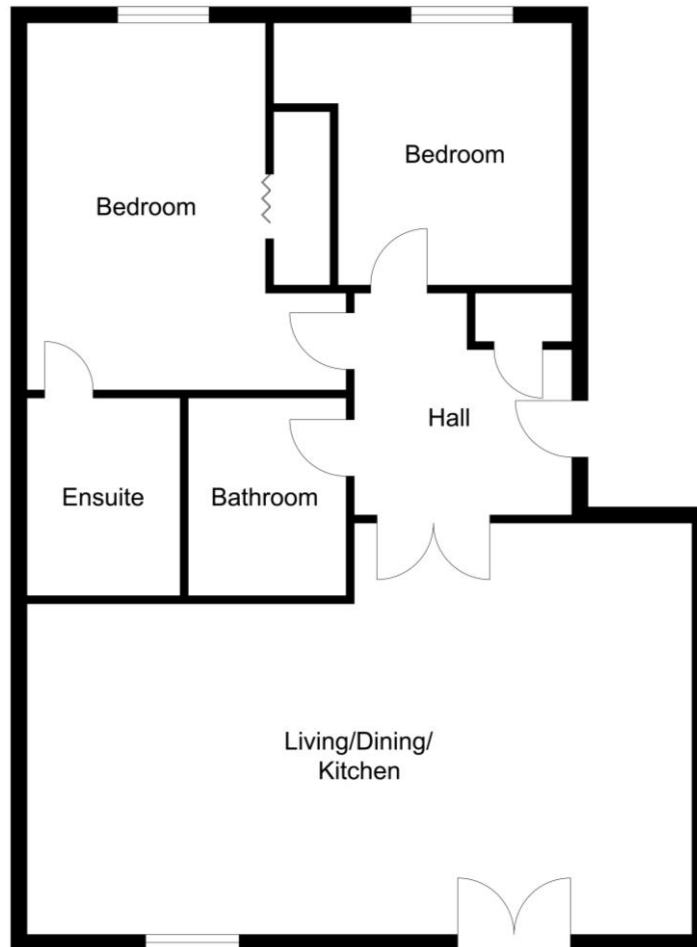
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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Eastgate, Hexham



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