



Kings Mews

Hexham

- First Floor Apartment
- Two Bedrooms
- En-Suite
- Lift Access
- Double Length Garage
- Unusually Spacious Interior

Offers in the Region of **£ 175,000**

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Kings Mews, Hexham

PROPERTY DESCRIPTION

This larger than average two bedroom apartment is well presented and situated just off Hexham main street with double length garage and lift access.

The property is entered from the first floor landing via the main apartment door into the central reception hallway. The hallway offers telecom entry system handset and cupboard housing electric meter.

From the hallway, doors are offered to access all rooms within the apartment. The first room on the right is the principal double bedroom with fitted wardrobes and en-suite shower room beyond, both situated to the rear elevation.

The family bathroom is the next room off the hallway offering a modern suite incorporating WC, hand basin and bath with shower over. Extractor fan and heated towel rail also present.

The lounge is larger than usual, spanning the full width of the apartment offering dual aspect natural light entry via windows and French doors with Juliet balcony. Feature fireplace with electric flame effect fire inset also gives a cosy modern feel to this spacious room.

The kitchen is a spacious room to the front elevation. It is fully fitted with a range of wall and base units as well as integrated dishwasher, washing machine, oven and space for freestanding fridge freezer. The kitchen offers space for a breakfasting table.

The final room in the apartment is the second double bedroom situated to the front elevation with ample space for freestanding furniture.

Externally the property offers a double length garage with electrically operated up and over door offering parking for two cars. The garage has been fitted with a very handy mezzanine storage area with drop down ladder for access.

This small development has a communal raised seating area for the use of its residents as well as visitor parking spaces.

Kings Mews is a stone's throw from Hexham main street with handy access to shopping, healthcare, transport, leisure facilities, schooling and hospitality.

The property is immaculately presented and must be viewed to be appreciated. We feel the property would appeal to a wide variety of buyers including first time buyers, young professional couples and retirees.

INTERNAL DIMENSIONS

Lounge: 27'8 x 12'10 (8.43m x 3.91m)

Kitchen: 12'1 x 9'10 (3.68m x 2.99m)

Bedroom 1: 11'1 x 11'1 into robes (3.38m x 3.38m)

Bedroom 2: 11'2 x 7'11 (3.40m x 2.41m)

Garage: 27'0 x 8'11 (8.23 x 2.72m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: Tandem 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.

ACCESSIBILITY

This property has lift access to all floors and no steps within the flat.

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 1st Jan 2004 Ground Rent & Service Charge: £1600 per annum approx

COUNCIL TAX BAND: C

EPC RATING: TBC

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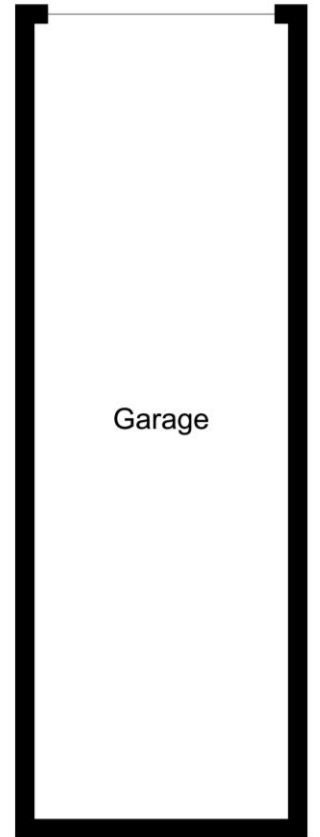
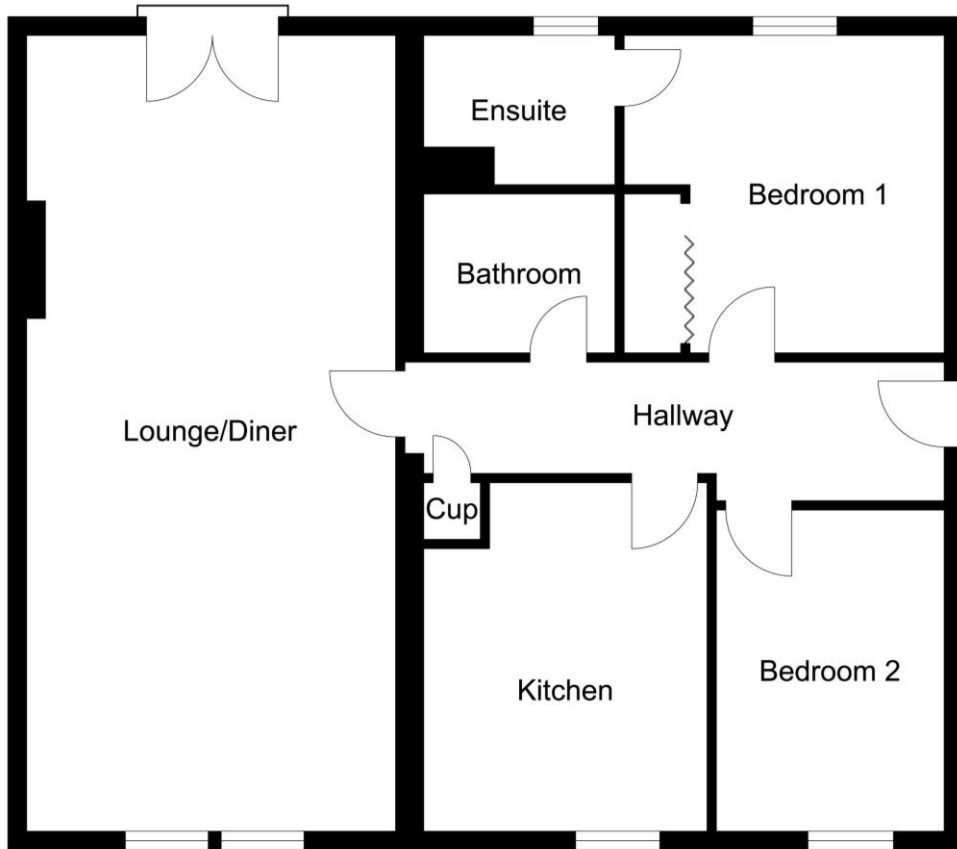
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16 Branches across the North-East



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