



## Maidens Croft

Hexham

- Retirement Apartment
- Two Bedrooms
- Prestigious Location
- Communal Gardens
- Dedicated Parking Bay
- Double Aspect Living Room

Offers In The Region Of **£ 125,000**

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ROOK  
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SAYER

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# Maidens Croft, Hexham

## PROPERTY DESCRIPTION

Light and airy first floor purpose-built retirement apartment within popular retirement development. Located within this prestigious area of Hexham, yet within easy access to shopping, recreational and public transport facilities. Set within mature grounds with high levels of privacy and security. Access to the flat being via an Entryphone System. Gas centrally heated and double-glazed windows throughout offered as Vacant Possession.

The flat comprises of a communal entrance hallway with a staircase leading to the flat's entrance hall. The living room comes with a feature oriel window and additional side window, allowing lots of natural light into the room. Off from the living room there is the kitchen which has a plenty of units, free standing cooker and has the plumbing for a washing machine. Both bedrooms are well proportioned. Completing the floorplan is the generous sized fully tiled shower room/WC. The communal gardens are very well maintained and there is ample parking for visitors with a dedicated parking bay attached to the flat.

Maidens Croft is located in the old market town of Hexham. With plenty of coffee shops, places to eat and a wide variety of other shopping facilities all within easy access of the flat. Hexham has a great riverside park that provides lovely walking routes all year round. Along with the park, there are two golf courses located around Hexham, these are great to spend time at during the weekends. Hexham also offers great healthcare facilities with a General Hospital and many pharmacies, all conveniently located for easy access.

Hexham is a great place for transport links with its train station, providing links both West and East going to Newcastle-Upon-Tyne and Carlisle. There is also a bus station allowing links to many places throughout Northumberland, as well as the bus station there are many stops throughout Hexham all easily access from one side of town to the other.

## INTERNAL DIMENSIONS

Lounge: 14'4 x 11'3 (4.67m x 3.43m)  
Kitchen: 9'11 x 7'7 (3.02m x 2.31m)  
Bedroom 1: 10'6 x 9'11 (3.20m x 3.02m)  
Bedroom 2: 9'11 x 9'9 (3.02m x 2.97m)  
WC: 8'3 x 7'10 (2.51m x 2.39m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Central  
Broadband: None  
Mobile Signal / Coverage Blackspot: No  
Parking: Allocated Parking Space

## 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: 999 years from 01.01.1987  
Service Charge: £1788.38 per annum

## COUNCIL TAX BAND: C

## EPC RATING: C

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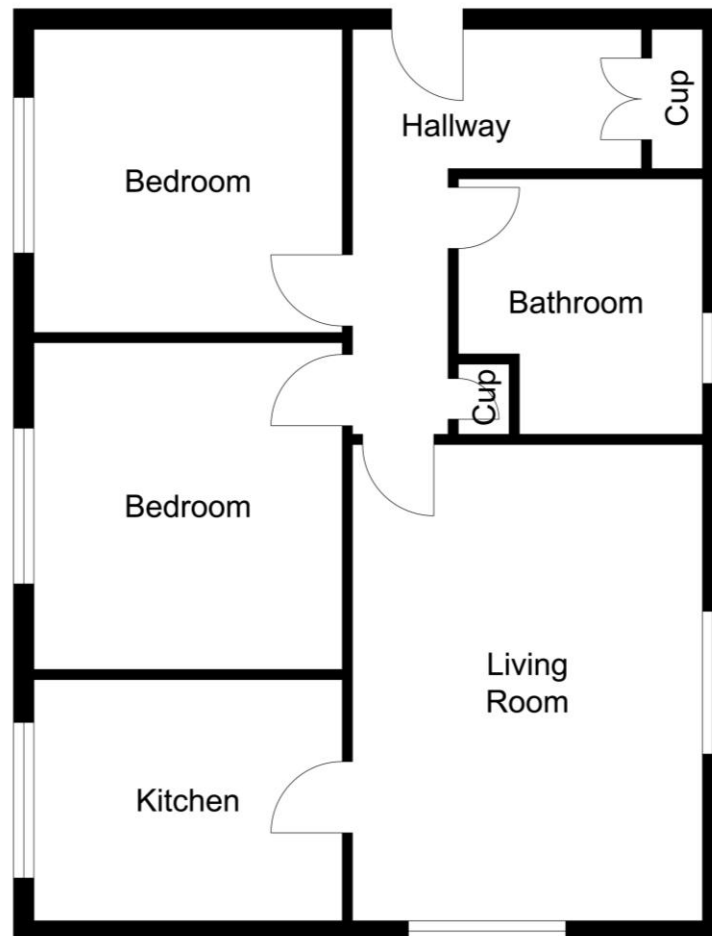
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16 Branches across the North-East



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