



Percy Street Amble

- First Floor Flat
- Versatile Accommodation
- Good Size Rooms
- Requires Refurbishment
- Viewing Essential

£78,500



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Percy Street

Amble NE65 0AG

Suiting an investor or anyone looking for a project, this first floor flat has the option to reconfigure the living space to suit requirements. Located in the popular harbour town of Amble and being central placed for all the shopping and leisure amenities as well as cafes and restaurants, the accommodation briefly comprises to the ground floor: entrance door into entrance hall with stairs to the first floor, downstairs w.c. and door to rear for access to bin storage. To the first floor from the landing there is a large reception room, kitchen, two double bedrooms and bathroom. The rooms to the first floor are all stud walls so the living accommodation could be transformed into an open plan kitchen and sitting room with two bedrooms and bathroom or the scope for less or more rooms.. Currently the main source of heating is electric storage heaters however there is a gas supply to the property. Being so versatile an early viewing is strongly recommended. There is a regular bus service to the larger towns of Morpeth and Alnwick with connections further afield and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. Druridge Bay Country Park with its glorious wide sandy bay, water sports lake and countryside walks is just a short drive along the coastal road. Closer to home there are boat trips from Amble harbour to Coquet Island with sightings of puffins, roseate terns and grey seals. Suiting many types of buyers this flat would be ideal for the buy to let or holiday let investor or a second home purchaser wanting to create their perfect base for holidays.

ENTRANCE HALL
DOWNSTAIRS W.C.

LANDING

LOUNGE 17' (5.18m) max x 15'2" (4.62m) max

Above measurement of width is into the kitchen/bathroom

KITCHEN

BEDROOM ONE 15' (4.57m) max x 12'9" (3.89m) max

BEDROOM TWO 14'11" (4.55m) max x 11' (3.35m) max

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS CURRENTLY ELECTRIC BUT GAS TO PROPERTY

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

MINING

The property is 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.

AGENTS NOTE

Nr. 23 Percy Street (ground floor flat) is available for sale, both Nr. 23 and Nr. 25 can be purchased as a whole along with the freehold, however if purchased separately a new Lease will be created prior to exchange of contracts.

Leasehold. It is understood that this property is currently 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. Note that the current owner will create a new Lease prior to exchange of contracts.

COUNCIL TAX BAND: A

EPC RATING: tbc

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East



The Property
Ombudsman