



## Percy Street Amble

- Ground Floor Flat
- Spacious Accommodation
- Two Double Bedrooms
- Well Appointed Kitchen and Shower Room
- Generous Courtyard to Rear

**£140,000**



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ROOK  
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SAYER

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# Percy Street

Amble NE65 0AT

A spacious two double bedroom ground floor flat with the benefit of a generously sized courtyard to the rear and situated in the centre of the traditional harbour town of Amble. The property offers excellent accommodation throughout with a well-appointed kitchen and shower room. Perfectly placed for all the shops, cafes and restaurants and to Amble Harbour Village with its retail pods, fish restaurants, Little Shore Beach and Pier, this is a great opportunity for anyone looking for ground floor living with outdoor space whether looking for a second home, holiday let or their main home. Briefly comprising all to the ground floor: entrance lobby, entrance hall, lounge with dining room area, kitchen and separate utility room. There is a fitted shower room and two double bedrooms. Outside, the courtyard to the rear is a great size with access to a useful storage outbuilding and a gate leads to the rear lane. With uPVC double glazing and gas central heating, an early viewing of this delightful property is strongly recommended. Amble is a popular residential location with buyers of all ages. The local public transport offers bus services to Alnwick, Morpeth and to surrounding towns and villages and the train station in Alnmouth provides services to Edinburgh, Newcastle with connections throughout the country. From the harbour, there are seasonal boat trips to Coquet Island with sightings of puffins, roseate terns and grey seals. Just a short drive along the coastal road will bring you to Druridge Bay Country Park with a glorious wide sandy bay, water sports lake and countryside walks.

#### ENTRANCE LOBBY

#### ENTRANCE HALL

LOUNGE WITH DINING AREA 17'9" (5.41m) max x 14'8" (4.47m) max

KITCHEN 9'10" (2.99m) max x 8' (2.44m) max

UTILITY ROOM 6'6" (1.98m) max x 4'8" (1.4m) plus door recess

#### SHOWER ROOM

BEDROOM ONE 14'8" (4.47m) max x 7'11" (2.41m) max

BEDROOM TWO 14'8" (4.47m) max x 7'8" (2.33m) max

#### COURTYARD TO REAR

Note: The first floor flat has access for bin storage and to the rear gate only.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

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. 25 Percy Street (first 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.

CONTENTS AVAILABLE.

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:** Business rated

**EPC RATING:** D

AM0004578/LP/LP/30012025/v.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		

**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

