Newburgh Street
Amble

- Ground Floor Flat

- Two Bedrooms

- Close to Harbour and Beach

- Communal Yard to Rear

- First Floor Flat Available to Buy

£75,000

Occupying a great position just a short walk from Amble Harbour Village with its retail pods, cafes and restaurants along with Little Shore Beach and Pier, a ground floor two double bedroom flat benefitting from uPVC double glazing and gas central heating. There are very few properties available in Amble town centre in this price bracket and therefore an early viewing is strongly recommended. Needing some updating, the accommodation briefly comprises all to the ground floor: entrance lobby open into kitchen with a comprehensive range of fitted units. There is a spacious lounge, two double bedrooms and a bathroom. Outside, the yard is communal sharing with the first floor flat. Amble is a thriving harbour town with many shops, cafes and restaurants along the main shopping street. There is a regular public transport service with buses to Alnwick, Morpeth and connections further afield. The train station in Alnmouth provides services to Newcastle, Edinburgh and beyond. Amble is an increasingly popular place to live and is attracting many types of buyer with this property appealing to those looking for their first purchase, young couples or the mature and retired looking for a smaller residential property as a base to explore. For buy to let investors, the yield is excellent and it may be of interest to those investors that the first floor flat is also available to purchase.

ENTRANCE LOBBY INTO KITCHEN 12'11" (3.94m) into door recess x 12'4" (3.76m) max
LOUNGE 13'8" (4.17m) max x 13'7" (4.15m) max
BEDROOM ONE 12'11" (3.94m) max x 12'1" (3.68m) max
BEDROOM TWO 12'3" (3.73m) max x 8'11" (2.72m) max
BATHROOM
COMMUNAL YARD TO REAR

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: ADSL
Mobile Signal Coverage Blackspot: NO
Parking: NO 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.
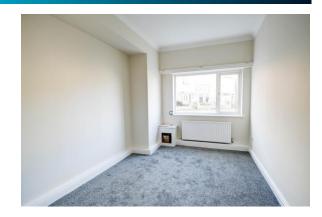
AGENTS NOTE
The ground floor and first floor flats are currently on a combined freehold title. The title will be split and a lease to be drawn up at the point of sale.
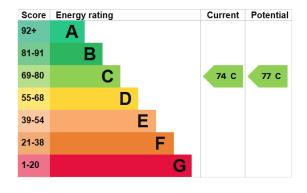
TENURE (CURRENTLY)
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser
COUNCIL TAX BAND: A
EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

16 Branches across the North-East

The Property Ombudsman