



## Pudding Mews

### Hexham

- Retirement Apartment
- Two Bedrooms
- Lift Access
- Intercom Entry System
- Central Hexham Location
- Allocated Parking Space

**£ 100,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	71 C
39-54	E		
21-38	F		
1-20	G		

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# Pudding Mews

Hexham

We welcome to market this well presented two bedroom first floor apartment that is situated within the popular Pudding Mews Development.

The property is for the over 55's and benefits from a security entry phone system; double glazing; parking; lift and stairs to all floors.

The communal entrance leading to the stairs/lift to the first floor and the accommodation which briefly comprises entrance hallway; open plan lounge and fitted kitchen, two bedrooms and a shower room.

Pudding Mews is a level walk into Hexham Market Place with its array of shops; cafés and restaurants; Hexham Abbey; Sele Park and Forum cinema.

Viewing is essential to appreciate the superb location, size and internal qualities.

## COMMUNAL ENTRANCE HALL:

External door into entrance hall; stairs and lift to first floor.

## INTERNAL APARTMENT HALLWAY

Wall mounted electric heater, 2 storage cupboards; airing cupboard; coving to ceiling.

## LOUNGE: 15'7 (4.75M) INTO BAY MAX X 14'7 (4.45M) MAX

Double glazed bay window; wall mounted electric heater; TV point; coving to ceiling; telephone intercom receiver.

## KITCHEN: 10'5 (3.18M) MAX X 4'11 (1.5M) PLUS UNITS

Fitted wall and base units; integrated oven, hob and extractor; plumbing for washing machine; coving to ceiling.

## BEDROOM 1: 12'9 (3.89M) INCLUDING ROBES X 9'9 (2.97M) MAX

Double glazed window; coving to ceiling; fitted wardrobes; Economy 7 electric wall-mounted electric heater.

## BEDROOM 2: 12'10 (3.91M) MAX INCLUDING ROBES X 6'7 (2.01M) INCLUDING ROBES

Double glazed window; fitted wardrobes and units; wall-mounted electric heater.

## SHOWER ROOM:

Double shower cubicle; pedestal wash hand basin; low level WC; chrome heated towel rail.

## 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: 150 years from November 1989

Service Charge: approx. £270 per month

## Council Tax Band: B

EPC Rating: D

HX00005936/KW/KW/30.05.23/V.1



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