



## Primlea Court, Aydon Road Corbridge

- One Bedroom Apartment
- Retirement Complex
- Private Patio Area
- Close to amenities
- No Onward Chain
- Annual service charge £3271.80
- Secure Door Entry System
- Leasehold: 125 years from 2005
- EPC Rating: C
- Council Tax Band: C

**£ 145,000**

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# Primlea Court, Aydon Road, Corbridge

A lovely one-bedroom apartment situated in the very popular Primlea Court, Corbridge. Close to all local amenities including an excellent range of shops, a doctor's surgery and good transport links. Secure door entry system, resident management staff and careline system in place. Regular social activities include: coffee mornings, keep fit activities, embroidery class and social outings & gatherings. New residents accepted from 60 years of age. Both cats and dogs are generally acceptable (subject to terms of lease and landlord permission).



## Hallway

A welcoming hallway with carpeted flooring, coving to the ceiling and a generous storage cupboard.

## Living room (18'10 x 10'9) 5.74m x 3.28m

A fabulous sunny room with a West facing aspect

## Kitchen (7'7 x 7'1 irregular shape) 2.31m x 2.16m

An impressive fitted kitchen with contrasting work surfaces, sink unit inset, electric hob with cooker hood above, integrated fridge and freezer, electric oven, double glazed window to the front, vinyl flooring, part tiled walls, coving to ceiling and a wall heater.



## Shower room

A stylish modern shower room with sizeable shower enclosure with laminate inset, sink unit inset to a feature storage unit, push button WC, extractor fan, vinyl flooring, coving to the ceiling, shelving, heated towel rails and tiled walls.



## Bedroom (8'11 into recess x 17'1 into recess irregular shape) 2.72m x 2.21m

A well-proportioned bedroom with fitted wardrobes, carpeted flooring, double glazed window to the front, a storage heater and coving to the ceiling.



**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.

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# Primlea Court, Aydon Road

## External

Externally there is a charming patio to enjoy the sunny aspect and benefitting from its own ramp access. There is a beautifully maintained communal garden laid to lawn with mature borders and seating areas to enjoy the tranquil surroundings. The communal garden is easily accessed from the apartment, as is the resident parking, laundry room and communal lounge.

## TENURE

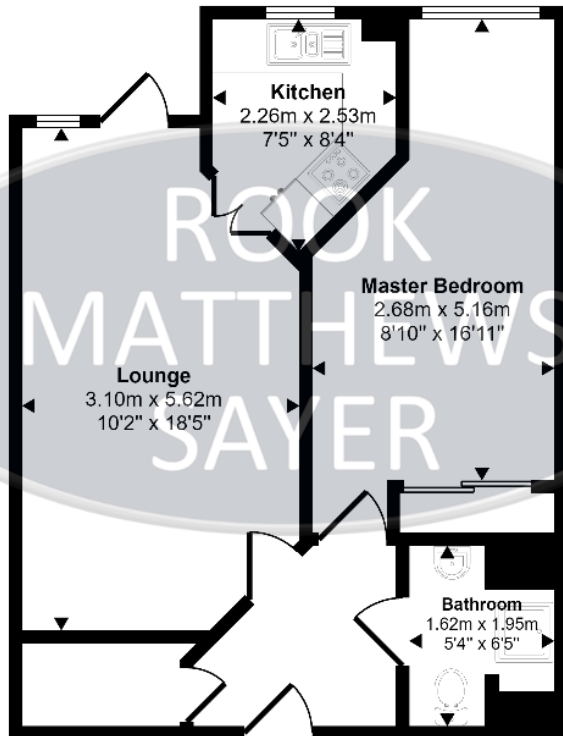
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 2005

Ground Rent: £394 per annum

Service Charge: £3271.80 per annum

HX00005866/KW/SH/01032023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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