



The Wynd Amble

- Superb First Floor Two Bedroom Apartment
- Views Across to the Marina, Sea and Hills
- Bright and Airy Accommodation
- Walking Distance to the Town and Harbour
- Viewing Strongly Recommended

£ 135,000 offers over



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The Wynd

Amble NE65 0LF

Situated in the thriving and traditional harbour town of Amble, a neatly presented and excellent size two bedroom first floor apartment with superb views across The Braid towards the marina and sea with the surrounding countryside and hills in the distance. Within walking distance to the town centre, this is a perfect purchase for anyone looking for a second home or a couple or person either local or moving into the area requiring an easy to maintain home. The current owner is an artist and has set up her studio in the lounge due to the bright and airy living space and finds inspiration from this glorious coastline location. The accommodation briefly comprises: communal entrance with secure entry system, communal hallway with stairs to the first floor, apartment entrance door to hall, spacious lounge with dining area and fitted breakfast kitchen, both with lovely views, two bedrooms and a bathroom. The apartment has great storage space and benefits from double glazing and gas central heating. Outside there is a residents' parking area to the rear. Just a short walk will bring you to the shops, cafes and restaurants in the town centre and to Amble Harbour Village with its retail pods, cafes and working harbour along with Little Shore Beach and Pier. The village of Warkworth is just a few minutes drive or a healthy walk with a 13th century historic Castle and Hermitage and beautiful walks along the River Coquet and a welcome break at one of the local coffee shops or pubs. Travelling south along the coastal road will bring you to Druridge Bay Countryside Park with a fabulous wide sandy bay, water sports lake and countryside walks. This is a super apartment and we would strongly recommend an early viewing.

COMMUNAL HALLWAY

Composite entrance door with security entry system. Rear door to parking area, stairs to floors.

APARTMENT ENTRANCE LOBBY

Entrance door, tiled flooring

ENTRANCE HALLWAY

Two excellent built in cupboards, one housing the boiler and one utilised for desk. Tiled floor and radiator.

LOUNGE AND DINING AREA 18'8" (5.69m) max x 14'9" (4.50m) into door recess

uPVC double glazed window with lovely diagonal views across to the Marina and to the sea and countryside and hills in the distance. Two radiators.

BREAKFAST KITCHEN 11'10" (3.61m) x 9'0" (2.74m)

uPVC double glazed windows with views. Fitted with a range of wall, base and drawer units with work surfaces and a single bowl stainless steel sink unit and drainer with mixer tap and tiled splashbacks. Fitted gas hob and electric oven, space for fridge and washer. Tiled floor, radiator.

BEDROOM ONE 11'8" (3.56m) max x 11'10" (3.61m) max

Upvc double glazed window. Built in wardrobe with shelving. Radiator.

BEDROOM TWO 9'1" (2.77m) x 6'9" (2.06m) plus recessed double wardrobe

uPVC double glazed window. Built in wardrobe. Radiator.

BATHROOM

Double glazed obscure window to side. Fitted panelled bath with electric shower over, wash hand basin set in vanity unit and low level w.c. Part tiled walls and tiled floor.

Heated towel radiator. NB. The w.c. requires replacement and the asking price allows for a this to be carried out.

OUTSIDE

To the rear of the apartments there is a residents' parking area.

TENURE

Leasehold (Share of Freehold). 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: Lease: 999 yrs from May 2019 - 996 yrs remaining

Ground Rent: £0 Per Annum

Service Charge: £540 Per Annum

Council Tax Band: A

EPC Rating: C

AM0004208/BJ/HH/14092023/V.1/16092023/V.2.



First Floor

29 The Wynd, Amble

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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