



Pudding Mews

Hexham

- Second Floor Apartment
- Two Bedrooms
- Double Glazing
- Over 55s Only
- No Forward Chain
- Sale by Auction 29th February

Auction Guide: £ 55,000



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Pudding Mews

Hexham

For Sale by Auction: Thursday 29th February, Option 2, Terms and Conditions apply.

A well presented South facing second floor apartment situated in the much sought after 55's and over Pudding Mews Development located close to Hexham Market Place.

The apartment benefits from double glazing and electric panel heating. Lovely views of the historic Moot Hall and Hexham Abbey.

Offered for sale with no forward chain, viewing is essential to appreciate the location, size and accommodation on offer.

The apartment is leasehold with 117 years left to run, there is an annual service charge of £1,305.97.

The accommodation briefly comprises of communal entrance with key pad entry system; lift or staircase leading to first and second floors; the apartment has a spacious reception hall; cloaks cupboard; linen store cupboard housing hot water tank; lounge/dining area and kitchen; two bedrooms one with fitted wardrobes; bathroom with double size shower. Externally, communal parking bays.

Communal Entrance:

Key pad entry system; lift and staircase leading to first and second floor.

The apartment is on the second floor.

Reception Hall:

Cloaks cupboard; linen store cupboard housing hot water tank; electric storage heater.

Lounge/Dining Area: 14'4(4.37m) x 12'1(3.39m) excluding bay

Bright, light and spacious having a bay window to the front elevation; electric storage heater.

Kitchen: 11'2(3.40m) x 6'3(1.91m) max

Fitted with an excellent range of floor and wall cabinets, contrasting work surfaces and ceramic tiling to walls; stainless steel sink unit and drainer; plumbing for washing machine; electric oven with electric hob and extractor above; space for fridge freezer.

Bedroom: 9'10(2.99m) x 12'7(3.84m) excluding wardrobes

Situated to the front elevation, this double bedroom has fitted wardrobes; electric storage heater.

Bedroom: 6'7(2.00m) x 12'7(3.84m)

A good size second bedroom with window to the front elevation; electric storage heater.

Bathroom:

Recently refurbished and updated to include a double size walk-in shower with pull down seat; hand basin; low level WC; contrasting ceramic tiling to walls; heated towel rail.

Externally:

There are communal parking bays.

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: 117 years from August 1989

Service Charge (includes ground rent): £1,305.97

Council Tax Band: B EPC Rating: C HX00005670/CS/LB/23.03.2022/V.6

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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.

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