

Panhaven Road Amble

- Spacious First Floor Apartment
- Sought After Location
- Immaculately Presented
- Garage to Rear
- Viewing Essential

£149,500



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Panhaven Road

Situated on a highly desirable residential road overlooking a green to the front and just a short walk to Little Shore Beach, Harbour and the dunes, a deceptively spacious two bedroom first floor apartment benefitting from uPVC double glazing, gas central heating and a garage to the rear. The property offers excellent living space and is impeccably presented throughout. Briefly comprising: entrance door to ground floor with lobby and stairs to the main living accommodation. From the landing there is a bright and airy lounge with bay window and window seat overlooking the green to the front and diagonal views to the dunes. The dining room accesses the fitted kitchen with modern units and a fitted gas hob, electric oven and extractor. There are two bedrooms both with a built in cupboard and a bathroom with separate shower cubicle. Outside to the rear steps lead down to a bin area and access door to the garage. Amble is a thriving and characterful harbour town with many shops, cafes and restaurants and Amble Harbour Village with retail pods, fish restaurants and cafes along with Little Shore Beach and Pier. The local transport provides bus services to Alnwick and Morpeth with connections further afield and the train station in Alnmouth has services to Edinburgh, Newcastle and beyond. The A1 road network is within easy reach connecting the north and south of the country with motorway links throughout the country. Just a short drive along the coastal road will bring you to Druridge Bay Country Park with its glorious wide sandy bay, watersports lake and countryside walks. The apartment is a perfect choice for anyone looking for a weekend retreat or their main home which is easy to maintain. An early viewing is strongly recommended.

ENTRANCE LOBBY

LANDING

LOUNGE 12'5" (3.78m) max x 11'11" (3.63m) max DINING ROOM 12'10" (3.91m) max x 7'11" (2.41m) into recess KITCHEN 11'3" (3.43m) max x 10' (3.05m) max BEDROOM ONE 12'10" (3.91m) max x 7'11" (2.41m) max BEDROOM TWO 12'8" (3.86m) x 6'2" (1.88m) BATHROOM

GARAGE

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS GAS Broadband: FIBRE Mobile Signal Coverage Blackspot: NO Parking: GARAGE

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:

There is a restrictive covenant on the title which does not allow holiday letting.

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: 999 years from 13th February 1989 Ground Rent: £0

COUNCIL TAX BAND: A EPC RATING: D

EPC RATING: D

Service Charge: £0

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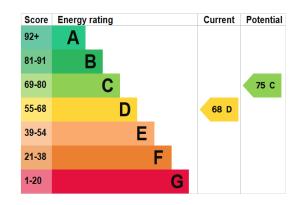
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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