



Newburgh Street Amble

- Ground Floor Flat
- Two Bedrooms
- Close to Harbour and Beach
- Communal Yard to Rear
- First Floor Flat Available to Buy

£75,000



01665 713 358
56 Queen Street, Amble, NE65 0BZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Newburgh Street

Amble NE65 0AQ

Occupying a great position just a short walk from Amble Harbour Village with its retail pods, cafes and restaurants along with Little Shore Beach and Pier, a ground floor two double bedroom flat benefitting from uPVC double glazing and gas central heating. There are very few properties available in Amble town centre in this price bracket and therefore an early viewing is strongly recommended. Needing some updating, the accommodation briefly comprises all to the ground floor: entrance lobby open into kitchen with a comprehensive range of fitted units. There is a spacious lounge, two double bedrooms and a bathroom. Outside, the yard is communal sharing with the first floor flat. Amble is a thriving harbour town with many shops, cafes and restaurants along the main shopping street. There is a regular public transport service with buses to Alnwick, Morpeth and connections further afield. The train station in Alnmouth provides services to Newcastle, Edinburgh and beyond. Amble is an increasingly popular place to live and is attracting many types of buyer with this property appealing to those looking for their first purchase, young couples or the mature and retired looking for a smaller residential property as a base to explore. For buy to let investors, the yield is excellent and it may be of interest to those investors that the first floor flat is also available to purchase.

ENTRANCE LOBBY INTO KITCHEN 12'11" (3.94m) into door recess x 12'4" (3.76m) max
LOUNGE 13'8" (4.17m) max x 13'7" (4.15m) max
BEDROOM ONE 12'11" (3.94m) max x 12'1" (3.68m) max
BEDROOM TWO 12'3" (3.73m) max x 8'11" (2.72m) max
BATHROOM
COMMUNAL YARD TO REAR

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: ADSL
Mobile Signal Coverage Blackspot: NO
Parking: NO PARKING

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

The ground floor and first floor flats are currently on a combined freehold title. The title will be split and a lease to be drawn up at the point of sale.

TENURE (CURRENTLY)

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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.

16 Branches across the North-East

