



Primlea Court

Corbridge

- First Floor Apartment
- Lift Access To All Floors
- Communal Facilities
- One Bedroom
- Convenient Location
- South-Facing

Asking Price **£110,000**

01434 601616
46 Priestpopple, Hexham, NE46 1PQ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
hexham@rmsestateagents.co.uk

Primlea Court, Corbridge

PROPERTY DESCRIPTION

A lovely South facing one bedroom first floor apartment situated in the very popular Primlea Court in Corbridge.

Close to all local amenities including an excellent range of shops, a doctor's surgery, coffee shops, public houses and restaurants as well as fantastic transport links.

Secure door entry system, lift to all floors, communal roof terrace, gardens and lounge as well as shared laundry facility and bin store. New residents are accepted from 60 years of age.

The apartment is entered via the main door into the spacious central hallway which gives access to all main rooms. There is also a storage cupboard.

The lounge is situated to the rear elevation with beautiful South facing Juliet balcony overlooking the well maintained gardens. The lounge is spacious and offers ample floorspace for lounge and dining furniture.

Off the lounge, is the compact kitchen, again overlooking the gardens to the South elevation. Fitted with an excellent range of cupboards and integrated appliances.

The bedroom is another South facing room, overlooking the gardens, again with ample space for furniture. Fitted wardrobes are another benefit to this room.

The shower room comprises WC, hand wash basin and shower cubicle with seating. There is a large cupboard in the bathroom housing the hot water system as well as additional fitted storage.

Externally, the development offers a peaceful setting with beautifully maintained gardens on all sides with plenty of seating areas. There is a wonderful view across the Tyne Valley from the roof terrace also. The car park is shared with all residents.

Viewing is highly recommended to appreciate this immaculately presented apartment.

INTERNAL DIMENSIONS

Lounge: L-Shaped 17'6 max x 12'7 max (5.33m x 3.82m)

Kitchen: 7'3 x 5'8 (2.21m x 1.73m)

Bedroom: 12'8 x 8'9 plus robes (3.86m x 2.67m)

Shower Room: 8'10 x 7'3 (2.69m x 2.21m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric & Night Storage

Broadband: Not Known

Mobile Signal / Coverage Blackspot: No

Parking: Communal Parking

MINING

The property is not 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.

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 01/02/2005

Ground Rent: £197.50 per six months

Service Charge: £1220.82 per six months

COUNCIL TAX BAND: C

EPC RATING: TBC

HX00006519.BJ.MR.3.5.25.V3

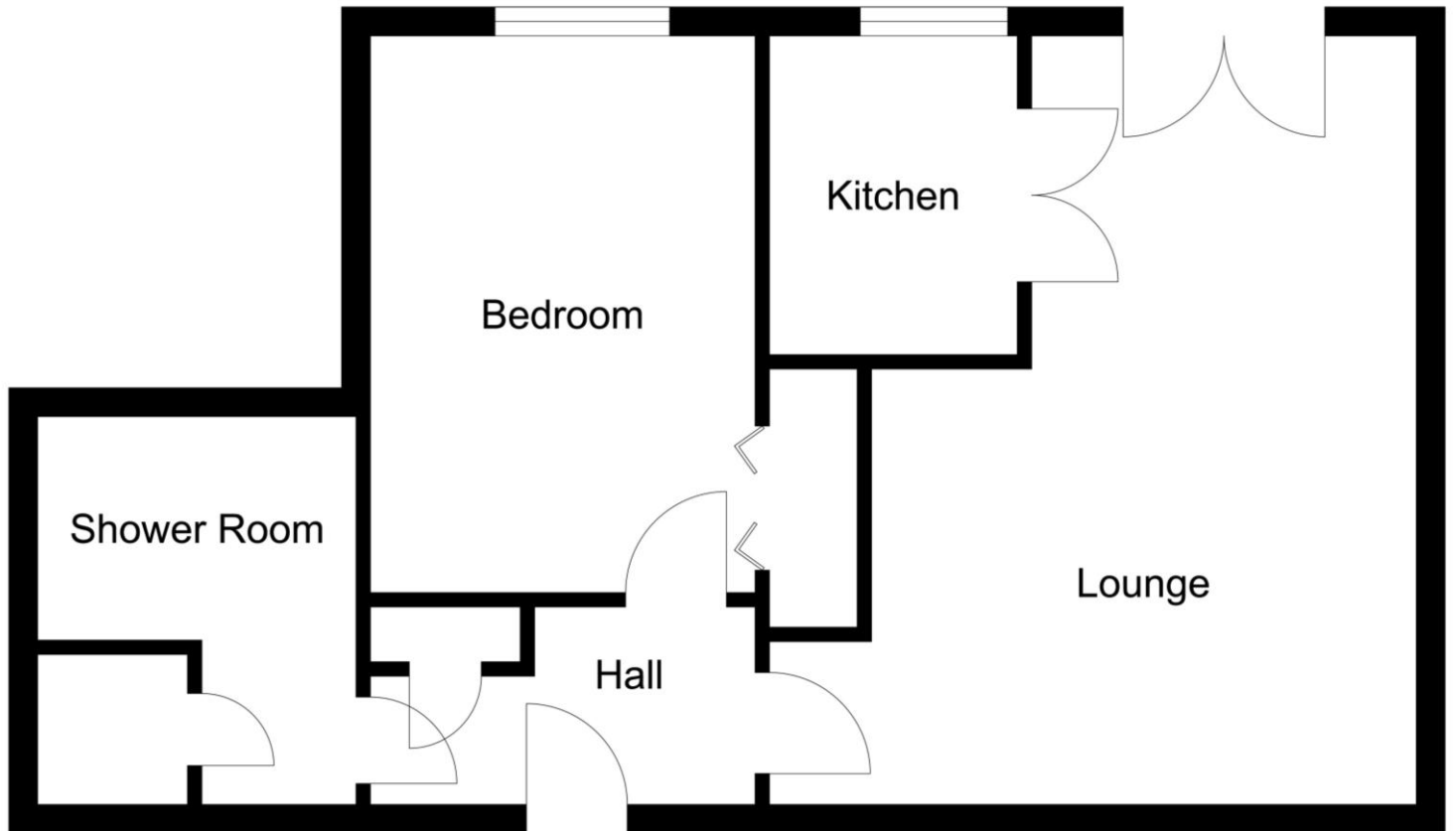
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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



Primlea Court, Corbridge



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

