



Maidens Croft | Hexham | NE46 2QA

**£139,950**

ROOK  
MATTHEWS  
SAYER



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**Ground Floor Flat**

**Communal Gardens**

**Retirement Flat**

**Leasehold**

**Two Bedrooms**

**EPC Rating C**

**Communal Parking**

**Council Tax Band C**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

Ground floor purpose built retirement apartment, nicely situated within this popular development, offered with no onward chain. Conveniently located on the ground floor with sliding patio door giving direct access to the communal gardens and parking. This light and airy flat has a pleasant outlook with predominantly sunny southerly aspect. Other attractions include gas central heating, UPVC double glazing, and long unexpired lease.

The layout comprises - communal hallway, entrance hallway with security intercom entry phone system, lounge, kitchen with range of wall and floor units and built in cooking appliances, two bedrooms with furniture to both and fully tiled shower room/WC. Externally there are impressive mature gardens and ample residents parking.

**COMMUNAL HALLWAY:** Door to:

**ENTRANCE HALLWAY**

**LOUNGE:** 15'3 x 11'3 (4.65m x 3.43m)

**KITCHEN:** 9'10 x 7'9 (2.99m x 2.36m)

**BEDROOM ONE:** 9'11 x 10'6 (3.02m x 3.20m)

**BEDROOM TWO:** 13'2 x 8'10 (4.01m x 2.69m)

**Shower Room/WC**

**T: 01434 601616**

[hexham@rmsestateagents.co.uk](mailto:hexham@rmsestateagents.co.uk)

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Communal Parking

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

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 1<sup>st</sup> January 1987

Service Charge: £1,788 per annum

COUNCIL TAX BAND: C

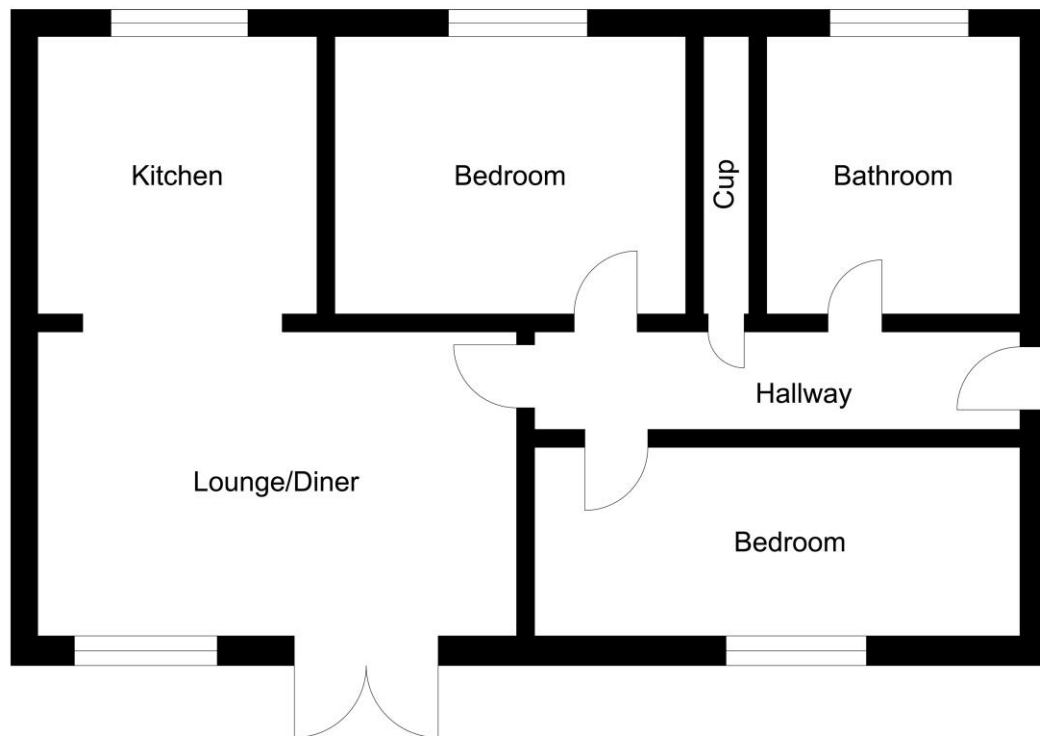
EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 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



**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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