



St Johns Road | Hexham | NE46

Offers in the Region of £120,000

Purpose built two bedroom upper flat in an elevated position with far reaching views and its own private garden.

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FIRST FLOOR FLAT

FAR REACHING VIEWS

TWO BEDROOMS

NO ONWARD CHAIN

ELEVATED POSITION

PRIVATE GARDEN

GENEROUS LOUNGE

POPULAR LOCATION

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Generously proportioned first floor purpose-built apartment with its own rear garden.

Offered with no onward chain, this impressive property is gas centrally heated and UPVC double glazed throughout.

The floor plan comprises: entrance lobby with staircase leading to first floor central hallway; generous living room with lovely feature fire surround with inset gas fire; stylish refitted kitchen with comprehensive range of high gloss finish cabinets and range of appliances; fully tiled bathroom with electric shower over bath; two double bedrooms.

If additional sleeping accommodation is required, it would be quite simple to reconfigure the layout to create a third bedroom subject to inspection.

Externally, the property offers a private garden, capturing sunshine at all times of the day and benefitting from decking area and mature shrubs.

This apartment is situated in a popular area of Hexham, in an elevated position enjoying dramatic distant views over surrounding landscape to the rear, we highly recommend an early inspection to avoid disappointment.

Hexham is the hub of the area, offering all local amenities, healthcare and leisure.

A stone's throw from Hadrian's Wall and within reach of the Lake District and Newcastle City Centre, Hexham and the surrounding area offers everything to everyone. Local schools are very well regarded and Hexham boasts having been named in the top 3 happiest places to live in the UK, as well as having taken the top spot in recent times.

INTERNAL DIMENSIONS:

Living Room: 17'11 x 14'6 narrowing to 9'6

Kitchen: 9'6 x 9'4

Bedroom 1: 12'8 x 10'9

Bedroom 2: 12'9 x 9'4

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: On Street

EPC RATING: TBC

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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.

AGENTS NOTE

Enter any Agents Notes here that are provided by FCP via Jira e.g probate disclaimer.

If you require any further information on this, please contact us.

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 November 1999

Service Charge: £321 per annum

Ground Rent: (Included in Service Charge)

Buildings Insurance: £170

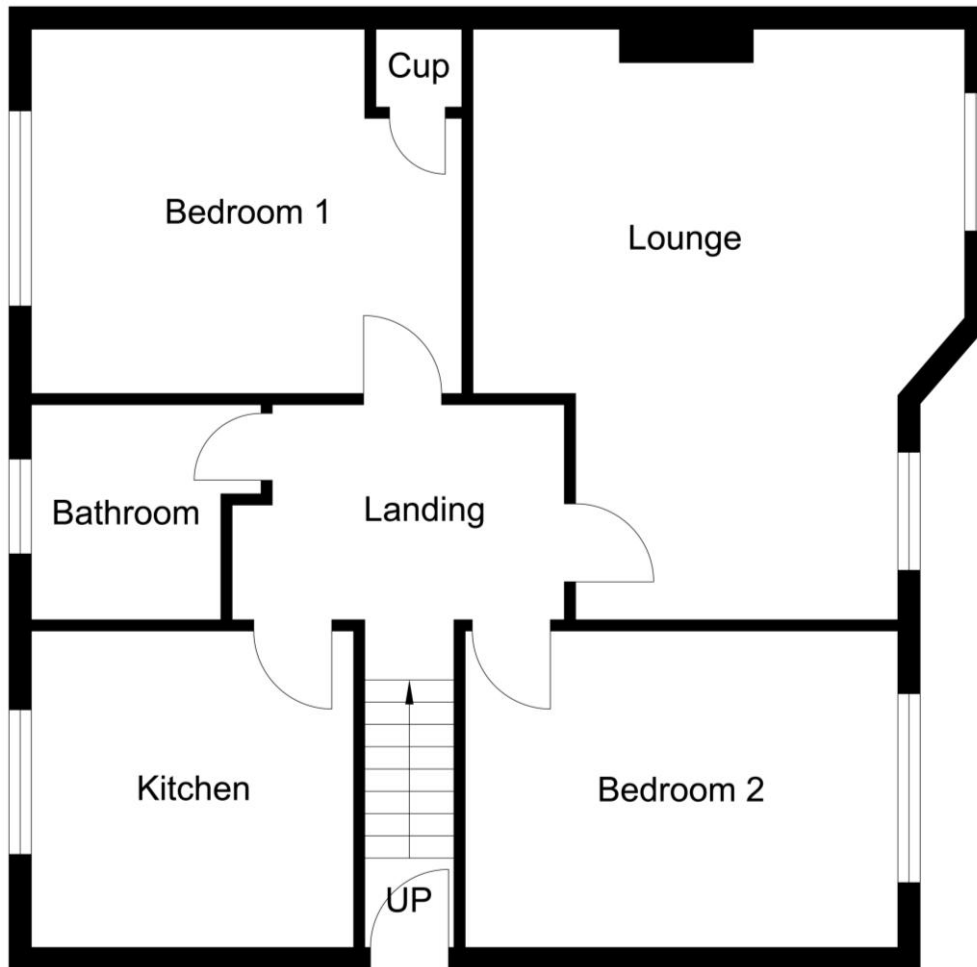
COUNCIL TAX BAND: A



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"EPC in Progress"

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.



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