



Primlea Court | Corbridge | NE45

**£115,000**

Well presented first floor retirement apartment with lift and fully maintained communal areas.

ROOK  
MATTHEWS  
SAYER

**1****1****1****FIRST FLOOR APARTMENT****INTERCOM ENTRY SYSTEM****ON BEDROOM****OVER 60 YRS****COMMUNAL GARDENS & PARKING****LIFT TO ALL FLOORS****HANDY LOCATION****ROOF TERRACE**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

This first floor apartment in the popular Primlea Court has been well-maintained by the previous occupier and is offered with new carpeting and the option to include some of the furniture.

The property is entered from the communal hallway into the private central reception hall of the apartment which offers doors to all main areas.

The lounge, kitchen and bedroom are all situated to the front elevation, overlooking the car park and green hills beyond.

The lounge is a well-appointed spacious room, currently set up with dining furniture as well as sofa and armchair. The Juliet balcony with double doors is a great feature offering open views and fresh air into the property.

The kitchen is off the lounge with a compact layout comprising all of the essentials within easy reach of the lounge.

The bedroom is a really good size with ample space for double bed and freestanding furniture, not forgetting the built in wardrobes.

The shower room is to the rear of the apartment, off the central hall with roomy shower cubicle, WC and hand wash basin.

A great addition in this apartment is the spacious utility cupboard off the central hall providing lots of storage space as well as the boiler.

Primlea Court is a beautiful retirement complex with well-maintained gardens and a handy location for access into Corbridge for day-to-day amenities.

This is a popular building with a great sense of community and a newly appointed manager assisting with the management.

**INTERNAL DIMENSIONS**

Lounge: 19'0 max x 10'8 max (5.79m x 3.25m)

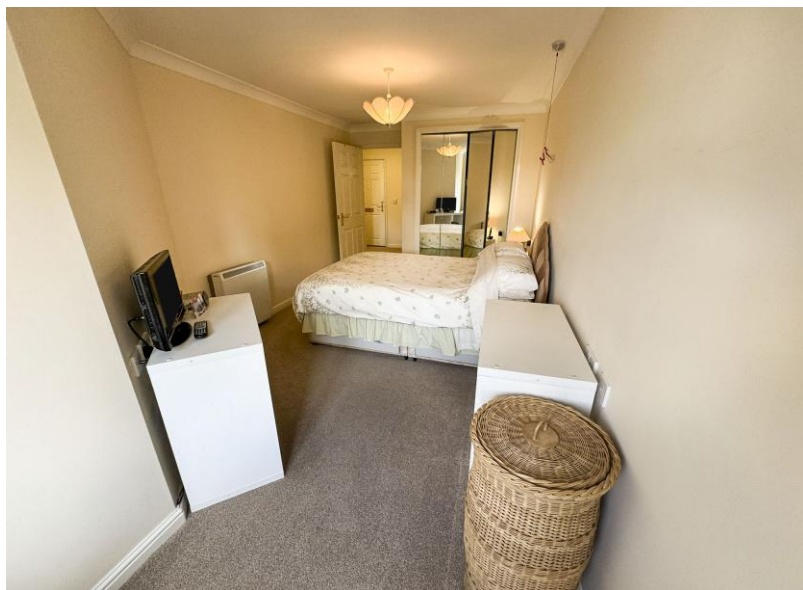
Kitchen: (Irregularly Shaped) 7'7 max x 7'0 max (2.31m x 2.13m)

Bedroom: 19'5 Into Wardrobe & Window x 9'1 (5.92m x 2.77m)

Shower Room: 5'4 x 6'9 (1.63m x 2.06m)

**T: 01434 601616****hexham@rmsestateagents.co.uk**

ROOK  
MATTHEWS  
SAYER



## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Communal Parking

## ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access to front door
- Lift access to all floors
- Wide Doorways

## 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

Ground Rent: £197.50 per six monthly.

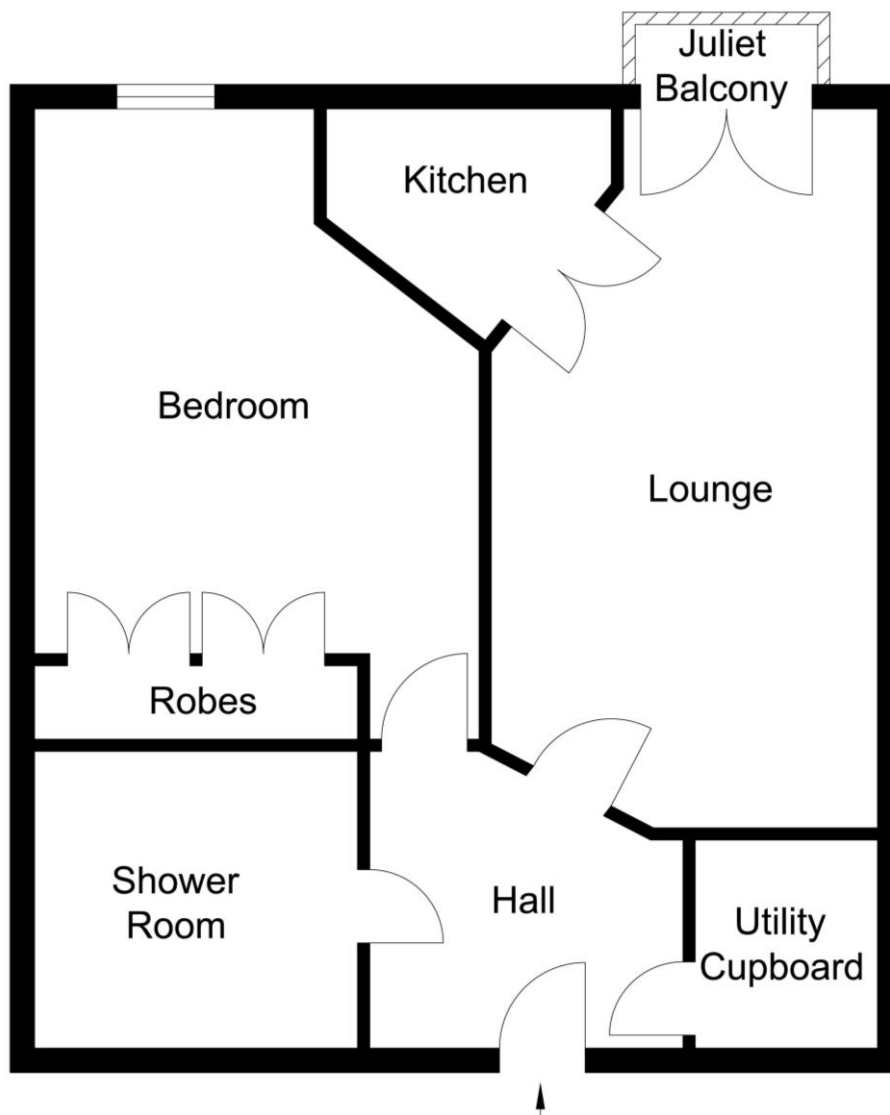
Service Charge: £1,220.82 per six monthly.

**COUNCIL TAX BAND: C**

**EPC RATING: C**

HX00006565.BJ.SM.14.07.25.V.2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 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.

**T: 01434 601616**

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

**ROOK  
MATTHEWS  
SAYER**