



County Mills

Hexham

- Top Floor Apartment
- One Bedroom
- Additional Mezzanine Floor
- Intercom Entry System
- Car Park
- Lift to Third Floor

Guide Price: **£50,000**

01434 601616
46 Priestpopple, Hexham, NE46 1PQ

ROOK
MATTHEWS
SAYER

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

County Mills, Hexham

PROPERTY DESCRIPTION

County Mills is a historic building in the very centre of Hexham situated just off the main street. The building is served with secure intercom entry system as well as lift up to the third floor with stairs accessing the fourth.

This particular apartment is quirky with one main bedroom as well as an additional mezzanine floor above the lounge. Exposed beams, roof light windows, spiral staircase and interesting layout add to the character of the property.

The apartment is accessed from the communal hallway serving both flats on the top floor. The main door opens into a small entrance vestibule with enough space for cloaks hanging and shoes. Onwards through a second door brings you into the lounge which has plenty of natural light flooding in through several roof light windows.

Doors off to the kitchen, rear passage and storage cupboard as well as spiral staircase to mezzanine floor level.

The kitchen is fitted with a range of wall and base units and has a high level window which brightens the room.

The bedroom is situated to the rear of the apartment with a window and fire escape door.

The bathroom is well equipped with large storage cupboard, low level WC, hand wash basin and bath with shower over. Again there is a high level window, bringing in natural light.

Hexham offers all of the amenities needed for day to day life including healthcare, restaurants, pubs, leisure centre with swimming pool, sports facilities, train station, main bus route, road links in all directions, scenic rural surroundings, golf courses, town centre shopping, supermarkets, riverside country park – the list goes on!

Viewing is highly recommended to appreciate what is on offer in this quirky apartment.

INTERNAL DIMENSIONS

Lounge: 7.12m x 3.13m widening to 3.95m (23'4 x 10'3)

Kitchen: 2.87m x 2.39 widening to 2.97m (9'5 x 7'10)

Bedroom: 2.95m x 3.08 max (9'8 x 10'1)

Mezzanine: 4.8m incl. stairs x 3.55m max (15'9 x 11'7)

Bathroom: 2.02m x 1.77m plus cupboard (6'7 x 5'9)

PRIMARY SERVICES SUPPLY

Electricity: Unknown – Assumed Mains

Water: Unknown – Assumed Mains

Sewerage: Unknown – Assumed Mains

Heating: Unknown – Assumed Mains Gas

Broadband: Fibre to cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Car Park – Non-allocated

RESTRICTIONS

We are advised by the seller that this property cannot be sub-let.

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.

ACCESSIBILITY

This property has some accessibility adaptations:

- Lift access up to third floor
- Ramp to external front door and level access to lift

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: 147 years from 2025

Service Charge: £221.07p/m

COUNCIL TAX BAND: C

EPC RATING: E

HX00006278.BJ.JR.15.3.25.V.1.6

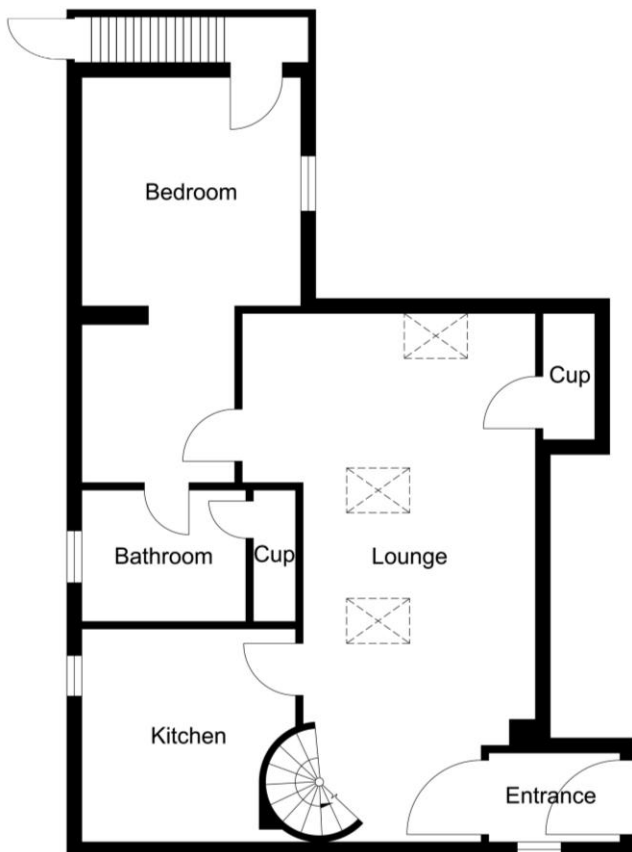
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements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

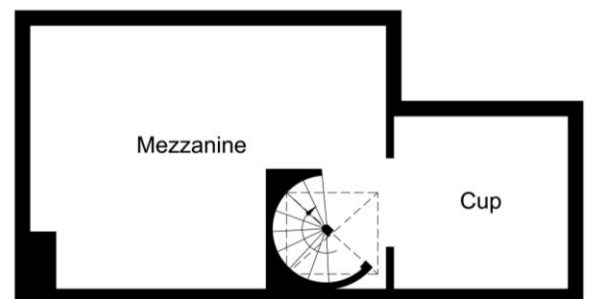
16 Branches across the North-East



County Mills, Hexham



Ground Floor



First Floor

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

