



Stephenson House | Hexham | NE46

£55,000

Two-bedroom ground floor apartment in the centre of Hexham.

ROOK
MATTHEWS
SAYER



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GROUND FLOOR APARTMENT

TWO BEDROOMS

RETIREMENT COMPLEX

NO ONWARD CHAIN

CENTRAL HEXHAM LOCATION

COMMUNAL GARDENS

SECURE ENTRY SYSTEM

UPVC DOUBLE GLAZING

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Two-bedroom ground floor purpose-built apartment in the centre of Hexham for 55,000. This is not a misprint £55,000!!

Specifically designed as a retirement complex, the qualifying criteria to buy in the block is being aged fifty-five or over.

"Railway Housing Association" are a registered charity and housing association who manage the block and retain thirty percent ownership of the flat. Importantly, unlike other conventional shared ownership schemes, no rent is payable on the remaining thirty percent equity.

Located in the heart of Hexham with gas to radiator central heating, complemented by upvc double glazing, this ground floor apartment offers direct access via twin French doors to communal gardens.

The layout comprises: entrance hall with built in storage cupboard; living room, kitchen, shower room/wc, main bedroom and second bedroom/dining room.

Other attractions include secure intercom entry phone system, lift to all floors and no onward chain.

Externally the property benefits from communal gardens to the rear of the property with seating and clothes drying areas.

Further information available on request or via the Railway housing association website.

Hexham has all of the amenities needed including hospital, train and bus stations, leisure centre, cafes, restaurants, sports clubs and riverside country park. Road links are outstanding to the east and west also as well as doorstep access to Hadrian's Wall and the Scottish borders beyond.

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INTERNAL DIMENSIONS

Lounge: 14'5 x 10'6 (4.39m x 3.20m)

Kitchen: 9'11 x 9'5 (3.02m x 2.87m)

Bedroom One: 10'3 x 9'6 (3.12m x 2.90m)

Bedroom Two: 7'0 x 8'10 (2.13m x 2.69m)

Bathroom: 8'9 x 5'7 (2.67m x 1.70m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Permit

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access to front door
- Wide doorways
- Level internal accommodation
- Lift access to all floors

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.

Share of sale: 70%

Rent payable on remaining share: £0

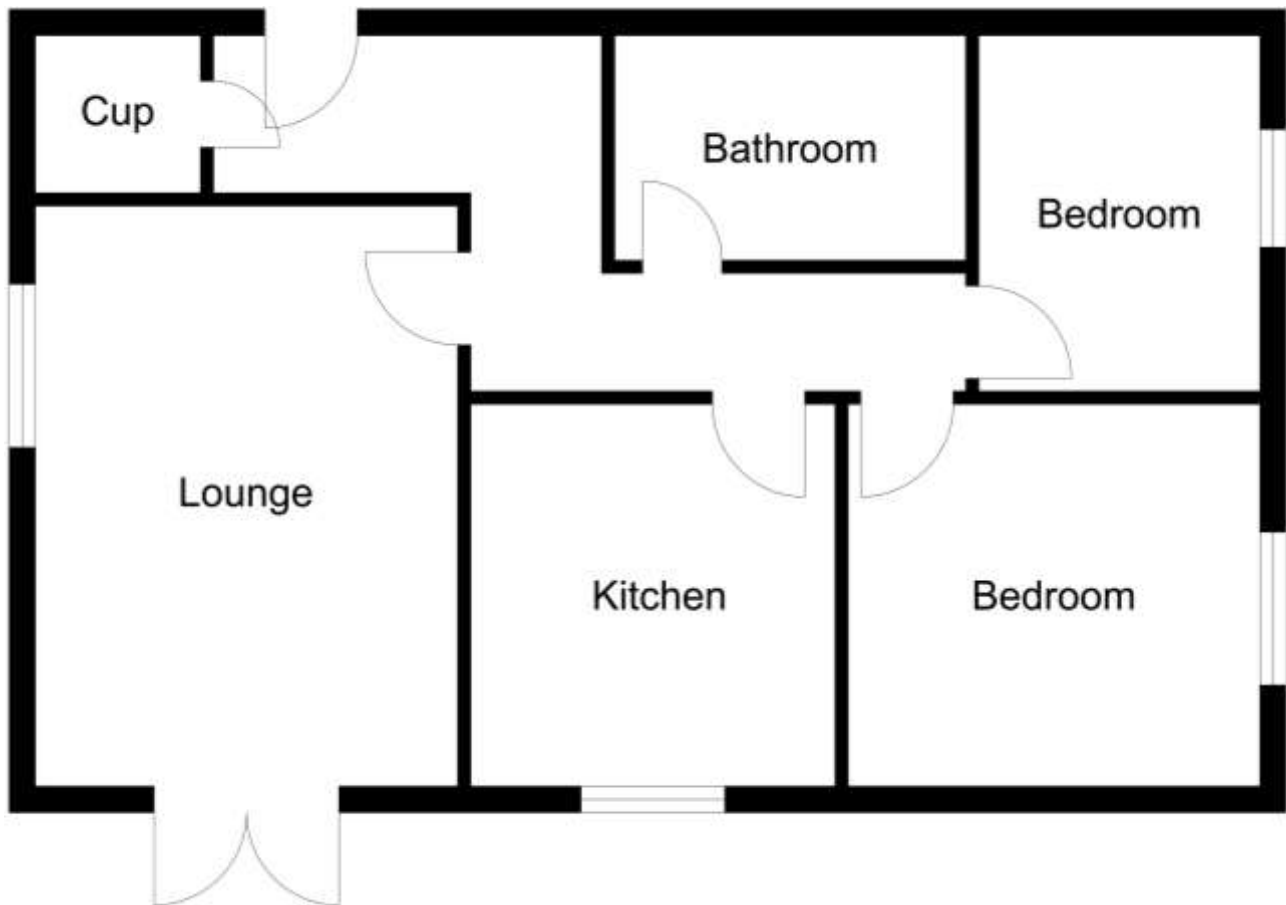
Monthly Maintenance/Service Charge: £127

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 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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