



Priestpopple | Hexham | NE46

£150,000

Spectacular penthouse apartment, offering dramatic views over the town centre with a backdrop of surrounding countryside in the distance.

ROOK
MATTHEWS
SAYER



2



1



2

Stylish Penthouse Apartment

Two Double Bedrooms

Balcony

Tyne-Valley Views

En-Suite

Off Street Parking

Central Location

Recently Refurbished

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Spectacular penthouse apartment, offering dramatic views over the town centre with a backdrop of surrounding countryside in the distance.

This outstanding property has just prior to marketing been completely redecorated, (both gloss & emulsion) complemented by matching new neutral carpeting.

Other major attractions include; generous sized rooms, gas central heating, UPVC double glazing, no onward chain and video entryphone system.

Particularly memorable is the south facing balcony. The property also has its own allocated parking bay.

The layout comprises; communal hallway with staircase leading to entrance hallway, this in turn gives access to the living room which has twin inter connecting doors with dining kitchen which leads to the balcony.

The rest of the layout comprises; most appealing master bedroom with feature corner turret window offering a two hundred- and seventy-degrees outlook and en-suite shower room/WC, second double sized bedroom and main shower/WC.

Apartment of this style, space and convenience are rare to the market therefore early viewing is highly recommended.

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INTERNAL DIMENSIONS

Note: rooms are not square – please refer to the floorplan for clarity

Lounge: 18'0 max x 11'11 max (5.49m x 3.63m)

Kitchen: 16'1 max x 14'7 max narrowing to 11'0 (4.9m x 4.45m to 1.45m)

Bedroom 1: 13'5 x 12'0 plus 6'9 turret area (4.09m x 2.06m)

Bedroom 2: 11'0 x 13'4 narrowing to 11'2 into robes (3.35m x 4.06m to 3.4m)

Shower Room: 6'5 x 5'7 (1.96m x 1.7m)

En-Suite: 7'11 x 7'1 (2.41m x 2.16m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Allocated 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

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 2000

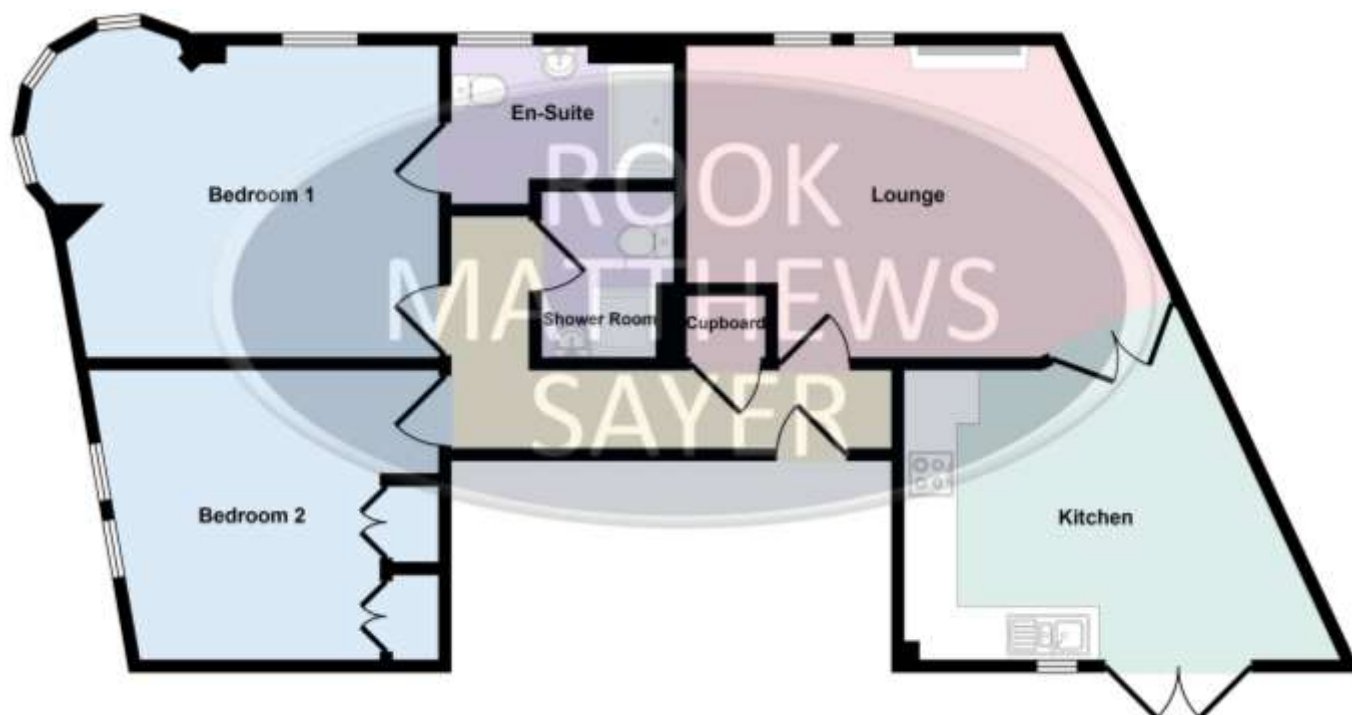
Service/Maintenance Charge: £70 per month

COUNCIL TAX BAND: C

EPC RATING: C

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Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 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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