



Westfield Close | Hexham | NE46

£85,000

Ground floor retirement apartment in the desirable West End of Hexham.

ROOK
MATTHEWS
SAYER



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GROUND FLOOR FLAT

FRENCH DOORS TO SEATING AREA

TWO BEDROOMS

NO ONWARD CHAIN

GARDEN

OFF STREET PARKING

CENTRAL HEXHAM LOCATION

DOUBLE GLAZING

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

This ground floor retirement apartments is perfectly located in the desirable West End of Hexham within walking distance of the town centre.

The apartment layout is centred around the central hallway with the main external doorway leading into it. This hallway offers doors to all rooms.

The kitchen is spacious with large window out to the parade walkway. Plenty of cupboards, worktops and space for appliances also.

The lounge is to the rear elevation with patio door out to the patio and communal gardens on the South side of the building.

Both bedrooms are also situated to the front elevation with south facing windows and one of which has built in sliding door wardrobes.

The bathroom is generous in size with wc, hand basin, bath with shower over, radiator and

extractor fan. The frosted window faces out to the front elevation.

There are two handy cupboards in this property, one being a large under stair cupboard offering the ideal space for coats, shoes, golf clubs and cleaning equipment. The other is a smaller linen cupboard off the main hallway.

Externally the property benefits from communal gardens and parking offering a low maintenance lifestyle in a great location.

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!

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INTERNAL DIMENSIONS

Kitchen: 11'3 x 7'4 (3.43m x 2.24m)
Lounge: 10'2 x 15'6 (3.10m x 4.72m)
Bedroom One: 12'4 into wardrobes x 8'9 (3.76m x 2.67m)
Bedroom Two: 12'4 into cupboard x 5'9 (3.76m x 1.75m)
Bathroom: 7'4 x 5'9 (2.24m x 1.75m)

PRIMARY SERVICES SUPPLY

Electricity: Mains (Assumed)
Water: Mains (Assumed)
Sewerage: Mains (Assumed)
Heating: Mains (Assumed)
Broadband: Yes
Mobile Signal Coverage Blackspot: No
Parking: Communal 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

Shared Ownership. It is understood that this property is Shared Ownership. 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 For Sale 85%

Service Charge: £93.33 per year

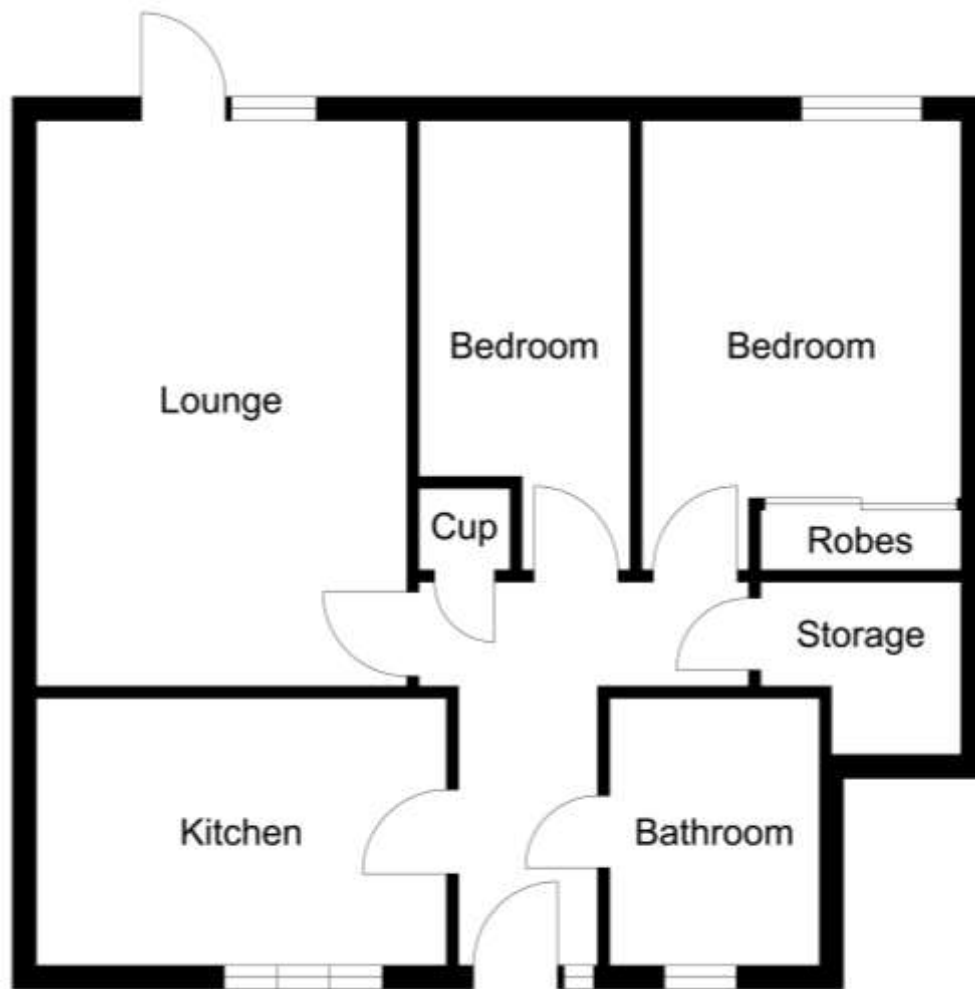
Length of Lease: 60 years from purchase

COUNCIL TAX BAND: B

EPC RATING: TBC

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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

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.

