



Chareway | Hexham | NE46

**£50,000**

One bedroom ground floor apartment in central Hexham location with  
no onward chain

ROOK  
MATTHEWS  
SAYER



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**GROUND FLOOR FLAT**

**UPVC DOUBLE GLAZED**

**ONE BEDROOM**

**CENTRAL LOCATION**

**NO ONWARD CHAIN**

**COMMUNAL GARDEN**

**GAS CENTRAL HEATING**

**VALUE ADDING PROJECT**

For any more information regarding the property please contact us today

#### **PROPERTY DESCRIPTION:**

Ground floor purpose-built apartment offered with no onward chain.

Suitable to a wide cross section of buyers including first time purchase and investment market.

(Anticipated cross yield twelve percent+)

Gas centrally heated and UPVC double glazed the layout comprises: entrance lobby; open plan living room/kitchen; inner hall; double bedroom; and bathroom.

Externally, there is a large central grassed communal garden for use of all residents.

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## INTERNAL DIMENSIONS

Living Room: 12'1 into alcove x 10'2 (3.86m x 3.10m)

Kitchen: 11'10 x 7'8 (3.61m x 2.34m)

Bedroom: 12'1 x 11'1 max (3.68m x 3.38m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: On Street

## AGENTS NOTE

This is a corporate sale, sold as seen and limited information is available.

## 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.

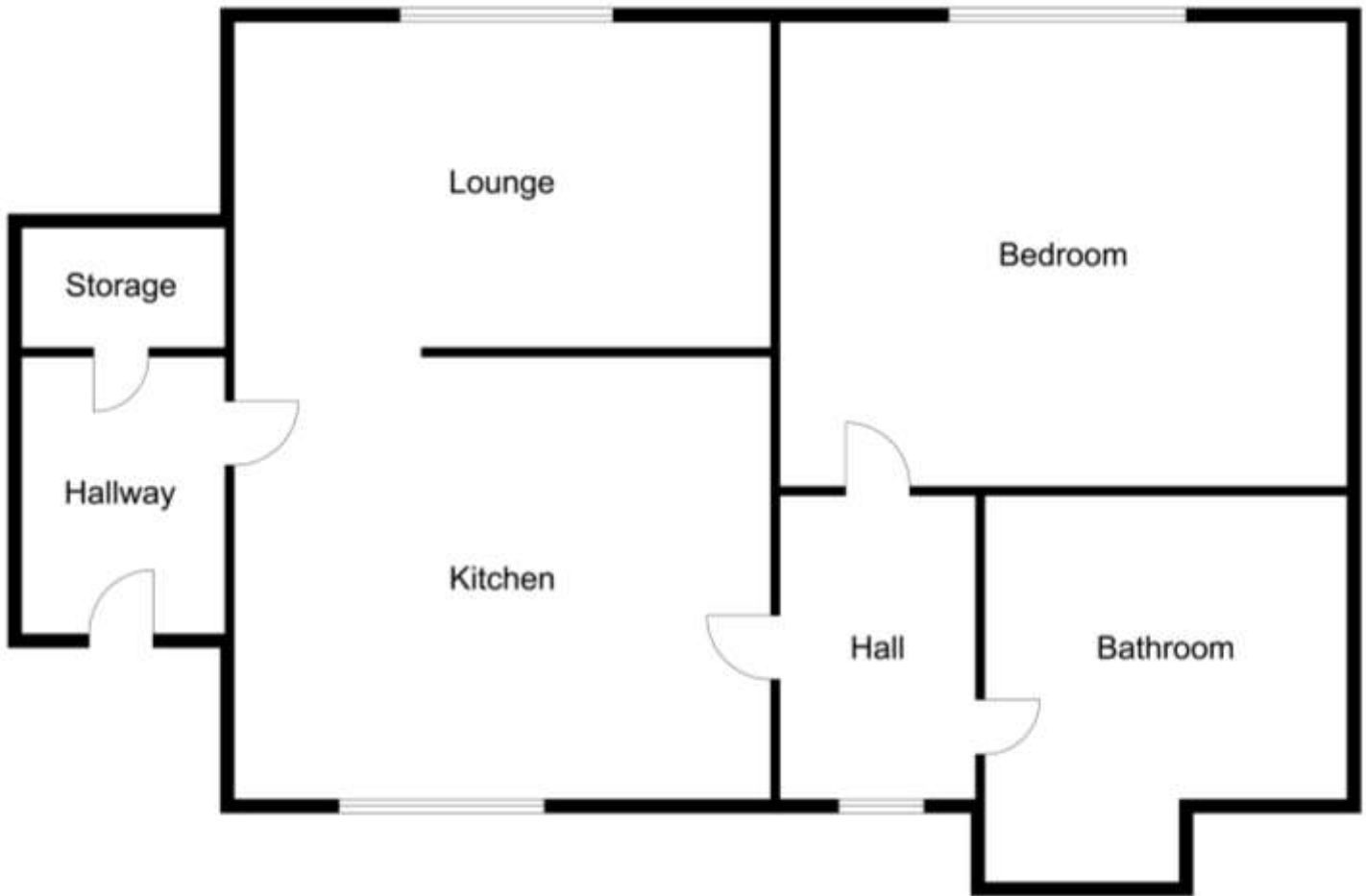
Length of Lease: 125 years from 2001

Ground Rent: £10

**COUNCIL TAX BAND: A**

**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	67 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 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.

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