



Stainthorpe Court | Hexham | NE46

**Offers Over £165,000**

**RMS** | Rook  
Matthews  
Sayer



Ground Floor Flat

Allocated Parking

Two Bedrooms

Communal Gardens

Central Hexham Location

Bright and Airy

En-Suite

Secure Entry System

For any more information regarding the property please contact us today.

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## PROPERTY DESCRIPTION:

This delightful ground floor flat couldn't be any handier for the town centre and offers peaceful accommodation with a bright pleasant outlook – ideal for a wide range of buyers including those with mobility issues.

The lounge is generous in size with large windows onto Battle Hill, great for people watching without the road noise.

The kitchen is situated to the rear, again with a window, but this one looking out into the sunny communal gardens. Space and plumbing for appliances and extractor fan.

Bedroom two is a double with fitted wardrobe and a pleasant outlook, not dissimilar to the lounge.

Bedroom one is a really great size, with plenty of space for a super king bed as well as free-standing furniture. There a triple fitted wardrobe and a window to the front.

Off the rear of the main bedroom is a lovely en-suite shower room with wc, hand wash basin, extractor and shower cubicle.

The main bathroom is situated off the central hallway and encompasses a large walk-in shower cubicle, WC, extractor, hand wash basin as well as large storage cupboard.

Another generous storage cupboard is found off the central hallway, as well plenty of space for other furniture and cloaks hanging.

The property benefits from recent refurbishment and secure intercom entry system for convenience. Another superb feature is the installation of additional glazing to the windows which significantly reduces any noise from outside – this really is outstanding and makes a huge difference.

Externally the property offers its occupier use of the communal grounds and gardens. Another huge benefit is the allocated parking space with step-free access to the front door.

Hexham offers all local amenities including shops, restaurants, cinema, theatre, healthcare, leisure facilities including swimming pool, train and bus links, town and country parks, sports facilities, golf clubs and so much more.

## INTERNAL DIMENSTIONS

Kitchen: 10'6 max x 12'6 max (3.20m x 3.81m)

Lounge: 15'1 max x 14'10 max (4.60m x 4.52m)

Bedroom One: 20'4 at max point x 10'5 into robes (6.20m x 3.18m)

Ensuite: 10'3 into shower x 2'6 (3.12m x 0.76m)

Bedroom Two: 8'1 max x 12'11 plus robes (2.46m x 3.94m)

Shower Room: 8'1 max x 8'9 max (2.46m x 2.67m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas & Electric Fire

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

## 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 benefits:

Ramp access

Level internal accommodation

## 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 01/01/2001

Ground Rent: £20 per 6 months

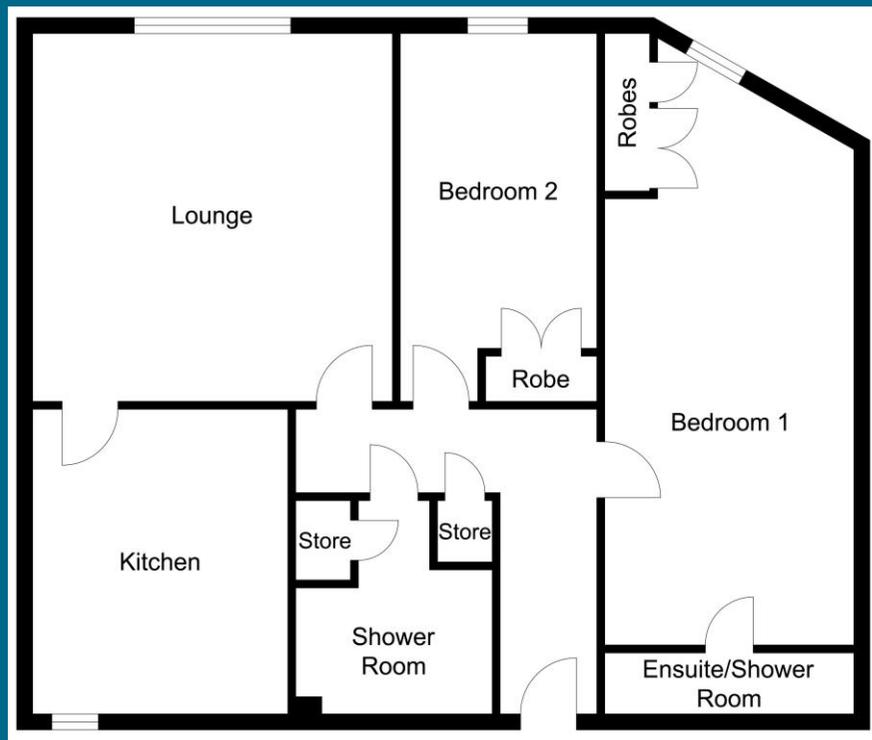
Service Charge: £911.95 per 6 months

COUNCIL TAX BAND: C

EPC RATING: TBC

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EPC TBC



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**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.