



Aydon Road | Corbridge | NE45

£115,000

RMS | Rook
Matthews
Sayer



 1  1  1

Ground Floor Retirement Apartment

Secure Entry System

One Bedroom

Popular Location

Patio Doors To Garden Area

Shower Room

Communal Gardens & Facilities

No Chain

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





This neutrally decorated one-bedroom retirement flat is offered for sale in the highly desirable Tyne Valley village of Corbridge, within a development solely for the over 55s.

This occupies arguably the most desirable plot in the development so will not stay on the market long. Please don't hesitate to arrange a viewing if you are interested. The property features exceptionally bright and airy accommodation with plenty of natural sunlight flooding in from its windows and patio door on the south west aspect.

The kitchen, again, benefits from natural light, creating a bright space for everyday use and a user-friendly pull-out fridge system.

The lounge offers sun and beautiful views of the gardens, filled with blossom and well-tended borders. This room provides a comfortable area for sitting and dining.

The double bedroom offers practical accommodation, with yet more sunshine and garden views but also benefits from built-in double wardrobes.

Shower room is well-appointed with spacious shower cubicle, WC, hand basin, extractor and handy storage cupboards. The central reception hall also offers a further storage cupboard.

Primlea Court is supported by a property manager and offers communal facilities for residents.: lounge where many activities are arranged for the residents, roof terrace with beautiful views across the Tyne Valley, laundry facilities – reducing the need to have washing machines within the individual apartments, bin store, car park and well-maintained gardens for your pleasure. The management of the development was also recently taken over by the residents themselves who have employed a devoted management firm to handle their affairs, bringing down the service charges significantly and considerably improving the service being provided to them.

The property is well placed for Corbridge's local amenities, including independent bespoke shops, cafés, pubs and everyday services clustered around the village centre. Corbridge is known for its attractive historic core and riverside walks along the Tyne, as well as access to nearby countryside and Hadrian's Wall attractions.

Public transport links are convenient. Corbridge railway station, approximately 10-15 minutes' walk away, provides regular services to Newcastle and Carlisle, with journey times to Newcastle typically around 30 minutes. Local bus services also connect Corbridge with neighbouring towns such as Hexham and Riding Mill, offering additional options for shopping, leisure and medical facilities.

For those travelling by car, the A69 is easily accessible, providing routes in all directions via the A69 and A68.

This one-bedroom retirement flat presents an opportunity to live in a well-regarded over-55s development with access to Corbridge's facilities and transport links, while enjoying a light open-plan living space with garden outlook.

INTERNAL DIMENSIONS

Kitchen: 7'3 max x 5'8 max (2.21m x 1.73m)

Living Area: 17'6 max x 14'8 into door recess (5.33m x 4.47m)

Bedroom: 8'9 plus robes x 12'8 max (2.67m x 3.86m)

Shower Room: 3'0 max x 7'3 max (0.91m x 2.21m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre to Premises

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

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 1st February 2005

Ground Rent: £197.50 (six monthly)

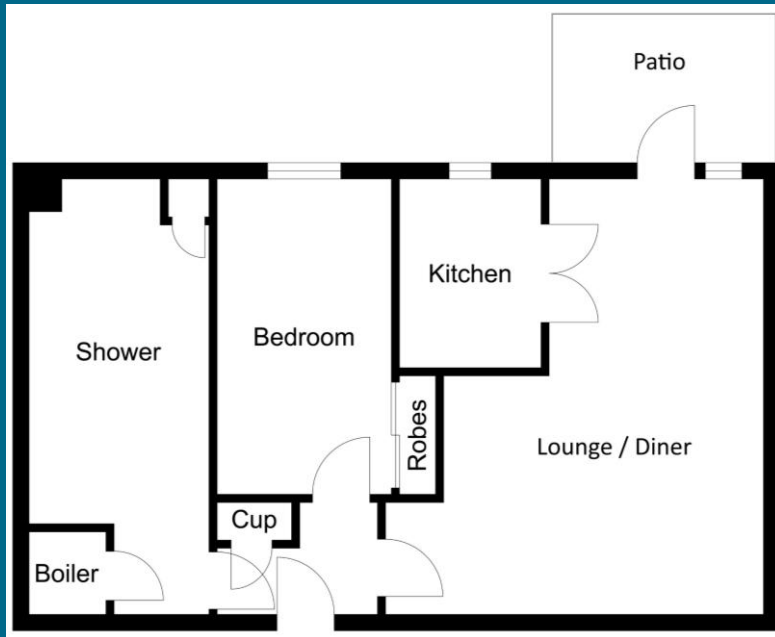
Service Charge: £1,168.87 (six monthly)

COUNCIL TAX BAND: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.