



Stainthorpe Court | Hexham | NE46

Offers Over £140,000

RMS | Rook
Matthews
Sayer



Second Floor Apartment

Built-In Wardrobes

Two Double Bedrooms

Secure Entrance

En-Suite Shower Room

Allocated Parking

Juliet Balcony

No Chain

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



T: 01434 601616

hexham@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Property Description

Situated within the highly sought-after Stainthorpe Court development, this well-presented second-floor apartment offers spacious and comfortable accommodation within Hexham town centre and its excellent range of shops, cafés, restaurants, healthcare, schooling and transport links.

The property is accessed via a secure communal entrance with intercom system and enjoys attractive communal gardens together with an allocated parking space.

Internally, the accommodation is bright and well proportioned throughout. The generous lounge is a particular feature of the apartment, benefiting from a west-facing Juliet balcony that allows plenty of natural light and provides an ideal space to enjoy afternoon and evening sunshine.

The fitted breakfasting kitchen offers ample workspace and plumbing for utilities, while the two double bedrooms both benefit from built-in double wardrobes. The principal bedroom is further enhanced by a practical en-suite shower room. A separate family bathroom serves the remainder of the accommodation and houses a large storage cupboard. A further cloaks cupboard is located off the control hallway.

Combining a convenient location with well-maintained surroundings and practical living space, this attractive apartment will appeal to a range of buyers, including professionals, BTL landlords, downsizers and those seeking a low-maintenance home close to the heart of Hexham.

Early viewing is highly recommended to avoid disappointment.

INTERNAL DIMENSIONS

Lounge: 15'9 into door recess x 14'10 max (4.80m x 4.52m)
Kitchen: 12'8 max x 8'6 max (3.86m x 2.59m)
Bedroom One: 12'7 max x 9'2 max (3.84m x 2.79m)
Bedroom Two: 10'4 max x 8'5 max (3.15m x 2.57m)
Bathroom: 6'4 max x 5'5 max (1.93m x 1.65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
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.

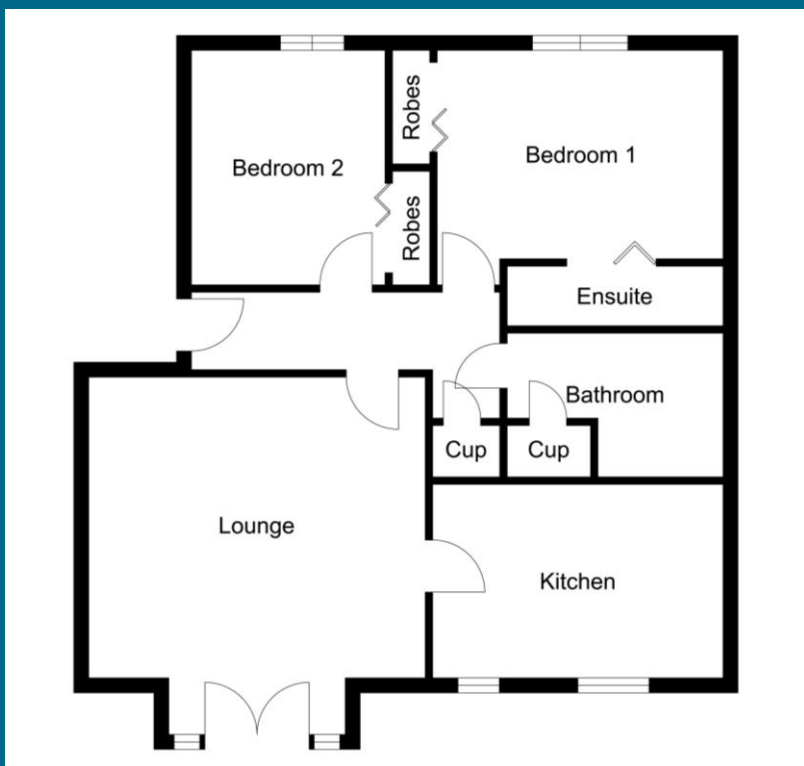
Length of Lease: 125 years from June 2003 (102 years left)
Ground Rent: Unknown
Service Charge: £911.75 – six monthly
Any Other Charges/Obligations: Unknown

COUNCIL TAX BAND: C

EPC RATING: C

HX00006843.JR.SM25.06.2026. V.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 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 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.