



Pudding Mews | Hexham | NE46

Offers Over £90,000

RMS | Rook
Matthews
Sayer



Retirement Apartment

Secure Entry System

Two-Bedrooms

Market Place Views

Town Centre Location

Communal Covered Parking

Lift Access

No Onward Chain

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



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Property Description

Very convenient two-bedroom retirement apartment on the first floor, ideally situated in the very heart of Hexham town. Located within a secure development, benefitting from lift access, secure entry system and communal covered parking.

The property enjoys an exceptionally central position in Hexham, close to the town's excellent amenities, shops, cafés, health care and transport links.

Very few of these apartments enjoy an open outlook however, being on the end this one has a superb view out onto the historic Moot Hall, Old Town Jail, Fore Street and the Market Place. The apartment offers comfortable and convenient living in a highly sought-after location with the added convenience of the lift.

The accommodation includes a bright living space, fitted kitchen, bathroom, two well-proportioned bedrooms and a useful cloaks cupboard for additional storage.

The property has also benefitted from recently replaced windows on the front elevation, enhancing both comfort and energy efficiency, the rear ones will be renewed soon at no cost to the purchaser.

Combining security, accessibility and a prime town-centre setting, this apartment presents an excellent opportunity for retirement living in Hexham.

INTERNAL DIMENSIONS

Lounge: 15'0 max x 10'5 max (4.57m x 3.18m)

Kitchen: 8'10 max x 6'11 max (2.69m x 2.11m)

Bedroom 1: 10'8 max x 9'9 max (3.25m x 2.97m)

Bedroom 2: 8'10 max x 7'5 max (2.69m x 2.26m)

Bathroom: 7'2 max x 6'6 into door recess (2.18m x 1.98m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: FTTC

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.

AGENTS NOTE

The sale of this property is subject to probate, an application for which has been submitted.

ACCESSIBILITY

This property has lift access to all floors.

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: 150 years from 18/12/1989 (113 years left)

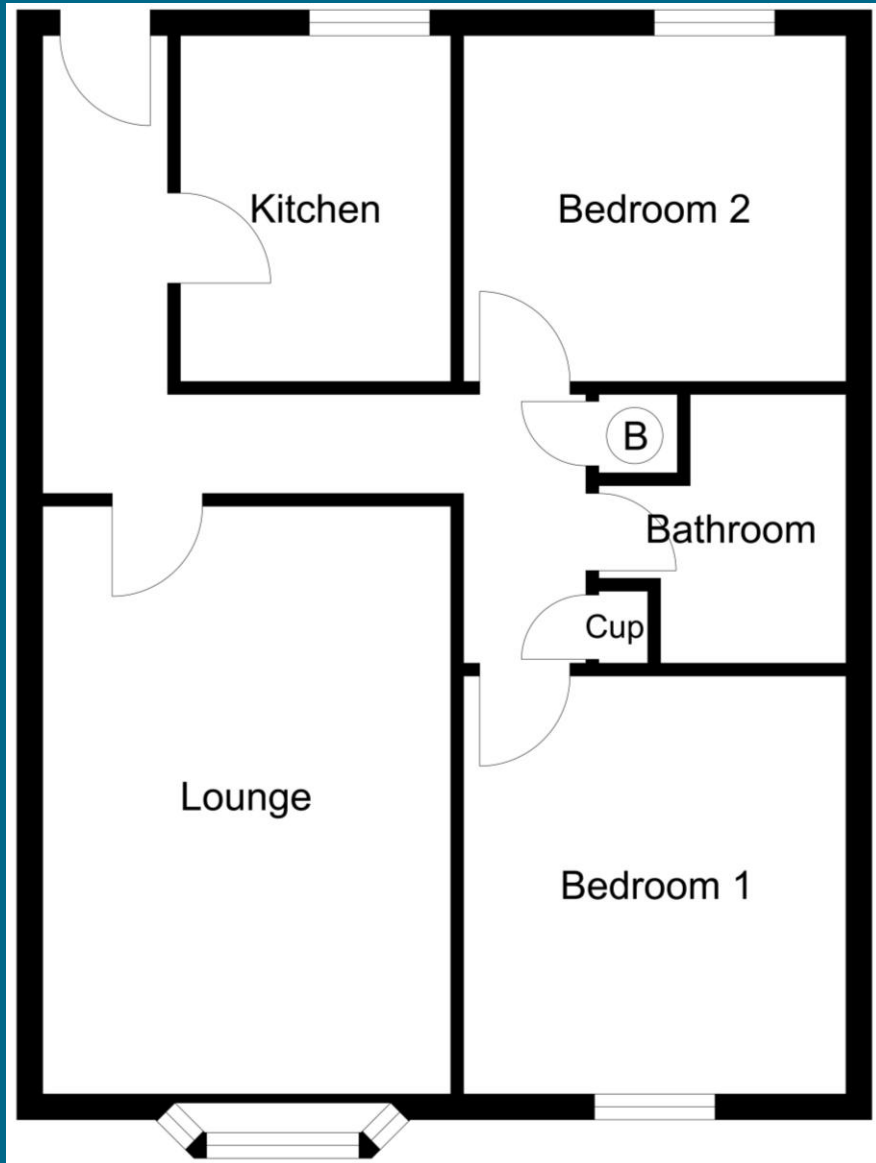
Service Charge: £1,312.89 Yearly

COUNCIL TAX BAND: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 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.