



St Johns Road | Hexham | NE46

**Auction Guide Price £65,000** **RMS** | Rook  
Matthews  
Sayer



**Upper Flat**

**Suitable to a Number of Buyers**

**2 Bedrooms**

**EPC Rating TBC**

**Garden**

**Council Tax Band A**

**Views over Hexham**

**Option 1**

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



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For Sale by Auction: Option 1, Thursday 29<sup>th</sup> October 2026. Terms and Conditions apply.

Occupying a pleasant position on the ever-popular St Johns Road, this well presented two-bedroom upper flat offers spacious accommodation, generous outdoor space and truly impressive views across Hexham and the Tyne Valley.

The property is accessed via its own entrance and is beautifully maintained throughout. The generously proportioned lounge/dining room is a particular feature of the home, enjoying a large alcove window that creates an attractive focal point beside the fireplace while allowing plenty of natural light to flood the room. The modern-fitted kitchen is well equipped with a range of contemporary units and provides a practical space for everyday living.

There are two well-proportioned bedrooms, both benefiting from built-in storage cupboards, while the stylish and practical shower room has been thoughtfully updated to provide a bright and comfortable space. Additional storage is available via access to the loft from the central hallway, offering useful space for those seeking extra room for belongings.

To the rear, the property enjoys stunning elevated views across Hexham town and the surrounding Tyne Valley, creating a wonderful backdrop to everyday living. Externally, there is the benefit of a large lawned garden, ideal for relaxing, gardening or outdoor entertaining, together with a useful outhouse providing additional storage.

This attractive flat represents an excellent opportunity for first-time buyers, downsizers or investors seeking a well-presented home in a convenient and sought-after Hexham location.

Hexham is one of Northumberland's most desirable market towns, renowned for its historic character, excellent amenities and beautiful surrounding countryside. The town offers a comprehensive range of independent shops, supermarkets, cafés, restaurants and leisure facilities, together with the impressive Hexham Abbey. Excellent transport links include a railway station providing direct services to Newcastle and Carlisle, whilst the A69 bypass offers convenient road access throughout the region. The town is also perfectly placed for enjoying the stunning landscapes of the Tyne Valley, Northumberland National Park and Hadrian's Wall Country.

## INTERNAL DIMENSIONS

Kitchen: 9'8 max x 9'3 max (2.95m x 2.82m)

Lounge: 17'11 max x 14'5 max (5.46m x 4.39m)

Bedroom One: 10'11 max x 13'0 max (3.33m x 3.96m)

Bedroom Two: 12'9 max x 9'4 max (3.89m x 2.84m)

Shower Room: 6'8 max x 6'6 max (2.03m x 1.98m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Unknown

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

## MINING

The Northeast 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

Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Court Order in situ.

## 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 2nd December 1996

Ground Rent: £10 per annum (83p collected monthly with insurance). Reviewed Annually in April

Service Charge: £30.29 per month. Reviewed annually in April.

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: A

EPC RATING: TBC

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EPC TBC



**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.