



## Stephenson Court | Wylam | Northumberland | NE41 8LA

Located in the popular village of Wylam within the Tyne Valley, this attractive two-bedroom first floor apartment, built in the mid-1980s, overlooks the River Tyne. With no upper chain, it's ideal for first-time buyers, investors or those looking to downsize. The property features a communal entrance, private hallway with loft storage, two bedrooms with fitted wardrobes, bathroom/WC, spacious lounge/diner with balcony overlooking communal gardens, and a lovely kitchen. Additional benefits include a detached garage in a block and off-road parking for residents, electric heating, triple glazing, leasehold tenure (962 years remaining), Council Tax band C, and an EPC rating of E (49). Walk-through and 360-degree virtual tours are available.

**£160,000**

- Attractive two-bedroom first floor apartment in Wylam.
- Built in the mid-1980s, overlooking the River Tyne.
- No upper chain, ideal for first-time buyers, investors, or downsizers.
- Garage and off-road parking
- Lounge/diner with balcony overlooking communal gardens.





## Property Description

### COMMUNAL ENTRANCE HALLWAY

Secure entrance door with intercom to communal hallway. Stairs lead to the first floor landing which is shared with an adjoining flat and private secure door leading to the private accommodation.

### HALLWAY

Entrance door, intercom and buzzer to allow access for visitors, electric convector radiator, telephone point, coving, heating control panel, loft access hatch with pull-down ladder providing access to a very large loft space which is mostly boarded to provide a useful storage area, a light is installed for extra convenience and the hot water tank is also located here. There are doors leading off the hallway to the bedrooms, bathroom and twin glazed doors open to the lounge/diner.

### BEDROOM 1 (TO THE FRONT)

10' 4" (minimum) x 11' 9" (maximum) (3.15m x 3.60m) Fitted with a range of fitted wardrobes, matching drawers, bedside

units and over-head storage cupboards. Timber framed double glazed window, electric convector radiator, telephone point and coving.

### BEDROOM 2 (TO THE REAR)

7' 1" x 8' 5" (minimum) (2.16m x 2.57m) Fitted wardrobe, timber framed double glazed window, convector electric radiator and coving.

### BATHROOM/WC

7' 6" (maximum) x 5' 8" (minimum) (2.30m x 1.73m) A white suite featuring a panelled bath with electric shower over, curtain and rail, tiled splash-backs, wash basin with base storage and matching wall mounted mirrored cabinet. WC, electric towel radiator, wall mounted extractor fan and a timber framed double glazed window.

### LOUNGE/DINER

15' 10" (maximum) x 18' 9" (maximum) (4.83m x 5.74m) This is a spacious and bright room with lots of natural light coming

from the large timber framed double glazed windows. Matching double glazed door opens to the covered balcony (1.66m x 2.73m) which over looks the communal gardens, trees and river beyond. Feature wood fire surround with marble inlay, hearth and electric fire. Inset LED spotlights, wall light, TV cables, electric convector radiator, coving and a door leading to the kitchen.

### KITCHEN

7' 7" x 14' 2" (2.32m x 4.32m) Fitted with a range of Shaker style wall and base units finished in a contemporary light grey with soft closing doors and drawers, contrasting laminate worktops with extending breakfast bar and matching upturns. Concealed surface lighting onto tiled splash-backs. Slot-in electric cooker with extractor canopy over, stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine and there is a small under counter dishwasher. Integrated wine rack inset LED spotlights, additional wall mounted extractor fan and a timber framed double glazed window.

#### EXTERNAL & PARKING

The block of apartments is surrounded by contractor maintained communal gardens for residents to enjoy. The flat comes with a single garage located within the grounds. There is also ample resident parking bays within the grounds.

#### HEATING & HOT WATER

The property has fixed electric convector heaters with individual settings or can be controlled by a master programmer in the hallway. The hot water is provided by a large insulated tank located within the loft, in addition there is an electric shower over the bath.

#### GLAZING

The apartment is fully triple glazed with timber framed windows.

#### ENERGY EFFICIENCY

EPC rating E (49). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### TENURE

We understand that the property is leasehold with a 999 year term which currently has 962 years remaining (as of 2024). We would recommend that any purchaser has this confirmed by their legal advisor.

#### COUNCIL TAX

The property is in Council Tax band C, which is currently equates to £2,191 per year.

#### SERVICE CHARGES & GROUND RENT

The owner informs us that there is a maintenance charge which covers ground rent, buildings insurance, communal gardening and external maintenance costs. The latest charge was £1807.58 per year equating to £150.63 per month.

#### VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. In

addition there is also a 360 degree virtual tour. To arrange an in-person viewing please contact the office on 01207 231111.

#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

#### MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.





#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.





## Tenure

Leasehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
62.3 sq.m. (671 sq.ft.) approx.



TOTAL FLOOR AREA: 62.3 sq.m. (671 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Rating

Most energy efficient - lower running costs

(92 plus) A

(81 - 91) B

(69 - 80) C

(55 - 68) D

(39 - 54) E

(21 - 38) F

(1 - 20) G

Not energy efficient - higher running costs

CURRENT

49

POTENTIAL

77

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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