



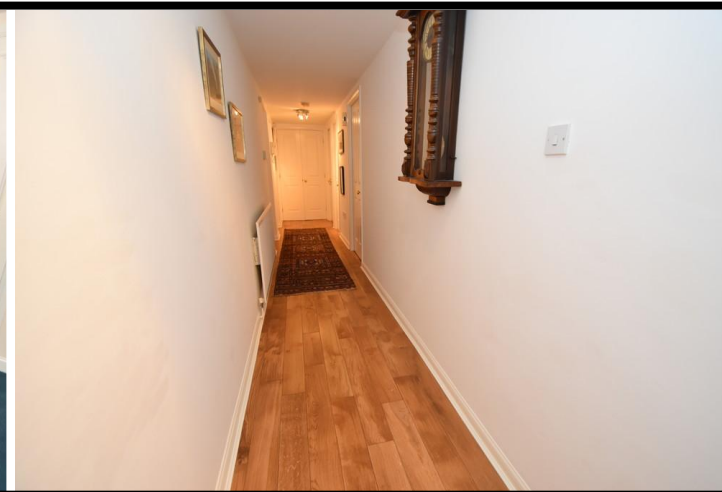
## Castlehill House | Wylam | | NE41 8JG

Located on the outskirts of Wylam, this contemporary two-bedroom top-floor apartment sits in a prestigious, secluded woodland development near the train station. Accessible via secure gates and a sweeping driveway around historic Wylam Manor, the property was added in 2000 and includes a dedicated parking bay. Reached by lift or stairs, leading to a private entrance. Hallway, spacious lounge, and kitchen/diner ideal for entertaining. The master bedroom has an en-suite, plus there's a separate bathroom. Communal grounds, double-glazed windows, secure intercom, and newly installed gas combi central heating (October 2024). The leasehold has 974 years remaining, with annual fees of £3,100 covering maintenance, ground rent, insurance, and water. Council Tax band E, EPC rating C (71).

£235,000

- Two-bedroom top floor apartment in a prestigious development.
- Located on the outskirts of Wylam in secluded woodlands.
- Short walk from the local train station.
- Includes a dedicated parking bay.





## Property Description

This contemporary two-bedroom top floor apartment is situated in a prestigious development on the outskirts of Wylam, nestled within seduced woodlands yet conveniently close to the local train station. The property is accessed via secure entrance gates and a sweeping driveway that leads to the impressive former Wylam Manor, circling around to this modern addition, constructed around 2000. It includes a dedicated parking bay for residents. A private footpath with coded security gate leads to the nearby railway station.

A lift or stairs provide access to a well-maintained communal corridor, leading directly to the private entrance of the apartment. Inside, the flat boasts a welcoming hallway, a spacious lounge, and a kitchen/diner that's perfect for entertaining. There are two bedrooms, with the master featuring an en-suite, alongside a separate bathroom.

Residents benefit from beautifully kept communal grounds, gas combi central heating (newly installed in October 2024),

double-glazed windows, and a secure intercom system. The property is leasehold with an extensive 974-year term remaining, and the combined annual cost for maintenance, ground rent, insurance, and water is currently £3,100. It falls under Council Tax band E and has an EPC rating of C (71). Virtual tours of the property are available upon request.

### COMMUNAL ENTRANCE

Secure entrance door with intercom leads through a lobby and hallway to the loft and staircase. The property is located on the second floor. The private entrance door is at the end of a well-maintained corridor.

### ENTRANCE HALLWAY

28' 2" x 3' 8" (8.60m x 1.14m) Entrance door to hallway, Oak flooring, single radiator, intercom, telephone point, a large walk-in storage cupboard and doors leading to the lounge, kitchen/diner, bedrooms and bathroom.

### LOUNGE

19' 2" x 13' 11" (5.85m x 4.25m) A light spacious living room with vaulted ceiling peak filled with double glazed windows allowing lots of natural light to flood the room. Oak flooring, living flame gas fire, double radiators and TV point.

### KITCHEN/DINER

14' 1" x 14' 1" (4.30m x 4.30m) A white kitchen fitted with a good range of wall and base units with soft closing doors and drawers with contrasting butcher block solid wooden worktops with concealed lighting and tiled splash-backs. Integrated fan assisted double oven, gas hob with extractor canopy over, additional appliances include a fridge, freezer and a washer/dryer. Dining area with living flame gas fire, concealed gas combi central heating boiler, laminate flooring, loft access hatch (large storage loft), double radiator and double glazed windows.

#### MASTER BEDROOM (TO THE REAR)

17' 7" x 11' 5" (5.36m x 3.50m) Range of fitted wardrobes, double glazed windows to two sides, Oak flooring, double radiator, telephone point and a door leading to the ensuite.

#### ENSUITE

7' 2" x 6' 0" (2.20m x 1.84m) A white suite featuring a large cubicle with glazed screen and thermostatic shower, wash basin with base storage, WC, wall mirror, chrome towel radiator, laminate flooring, PVC panelled walls and ceiling with inset LED spotlights, extractor fan and a double glazed window.

#### BEDROOM 2 (TO THE REAR)

14' 7" x 10' 2" (4.45m x 3.11m) Built-in wardrobe, Oak flooring, double glazed window and a double radiator.

#### BATHROOM

6' 11" x 6' 2" (2.11m x 1.90m) A white suite with panelled bath, period shower fitment, pedestal wash basin, WC, mirrored wall cabinets, towel radiator, tiled splash-backs, LED spotlights and laminate flooring.

#### EXTERNAL

There are extensive grounds surrounding the development which is maintained under contract by a managing agent. A private footpath with coded security gate leads to the nearby railway station.

#### PARKING

There is a dedicated parking bay plus a large visitor car park.

#### HEATING

Gas fired central heating via combination boiler and radiators. The boiler was installed in October 2024 and comes with a 2 year warranty.

#### GLAZING

Timber framed double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (71). 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 974 years remaining. We would recommend that any purchaser has this confirmed by their legal advisor. The ground rent is included within the annual property charge.

#### MAINTENANCE/CHARGES

There is a combined property charge which is currently £310 per month payable over 10 months (£3,100 per annum). This charge covers maintenance costs for the lifts, communal areas, grounds keeping, buildings insurance, water and ground rent.







#### COUNCIL TAX

The property is in Council Tax band E.

#### UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

#### BROADBAND SPEEDS AVAILABLE

According to Ofcom average download speed of the fastest package currently available in the area is ultra-fast 1000Mb. Suitable for web & social, HD streaming and standard video calls. We would recommend contacting a supplier to get the most accurate and up to date data.

#### MOBILE PHONE COVERAGE

According to OFCOM the following providers are available; EE, Three, O2 and Vodafone.

#### 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. To arrange a viewing please contact the office.

#### 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

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

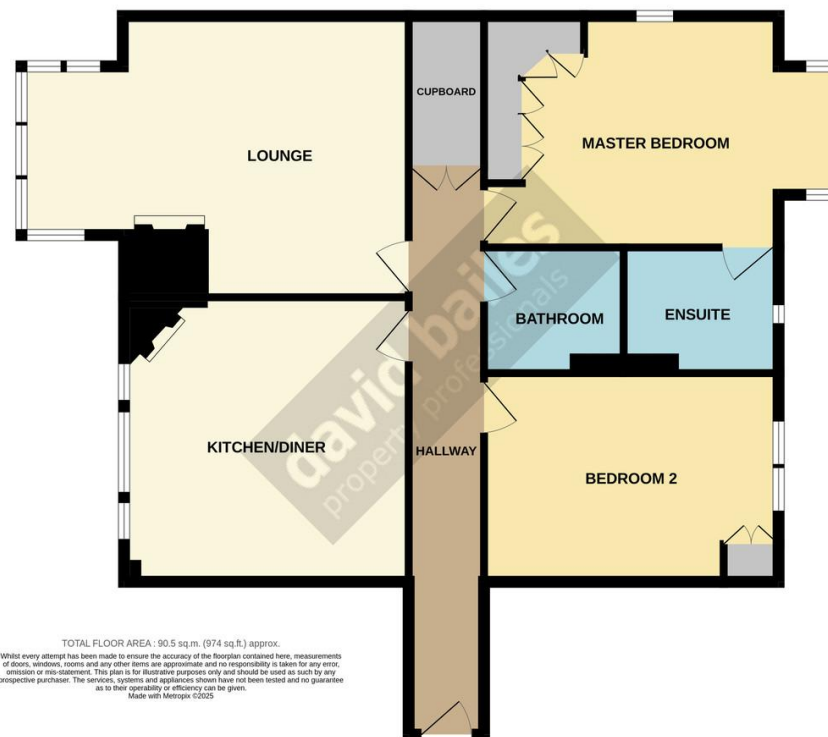
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01207231111

GROUND FLOOR  
90.5 sq.m. (974 sq.ft.) approx.



TOTAL FLOOR AREA: 90.5 sq.m. (974 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.  
Made with Metropix 02025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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