



**34 Stainthorpe Court,**  
Hexham, Northumberland, NE46 1WY

**youngsRPS** 

# 34 Stainthorpe Court

## Battle Hill

### Hexham

#### NE46 1WY

Two bedroom first floor apartment within the popular Stainthorpe Court development in central Hexham

- Second Floor Apartment
- 2 Bedrooms
- Central Location
- Garage
- Communal Garden
- Well Presented
- Juliet Balcony
- EPC Rating C



**youngsRPS** 

Youngs Hexham 01434 608980



### DESCRIPTION

A spacious second floor apartment situated in the desirable residential development of Stainthorpe Court, conveniently located in the centre of the market town of Hexham. The entrance hall leads into the sitting room with an attractive fireplace housing a coal effect fire along with patio doors and a Juliet balcony.

The kitchen is fitted with a range of stylish wall and floor cabinets with contrasting work surfaces and splash back ceramic tiling, integrated electric oven and gas hob, also plumbing for a washing machine and dishwasher, space for fridge freezer. There are two double bedrooms both with fitted wardrobes, with the master bedroom benefitting from an en suite shower room. The main bathroom comprises of a low level wc, wash hand basin set in a vanity unit and a panel bath having shower over with glass shower screen.

Externally there are well maintained communal gardens with secure gated access and private allocated parking. Garage with up and over door.

### LOCATION

Situated in the centre of Hexham, the apartment is ideally located near, major shops and a full range of retail and leisure facilities. This vibrant Market town enjoys good public transport links, for commuters, rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A69 and A68.

### SERVICES

Mains electric, water, and drainage. Gas central heating supplying radiators and hot water.

### CHARGES

Northumberland County Council Band C  
Leasehold property 125 years commencing on 05.01.2001 (101 years remaining).

Annual ground rent- £40pa

Current annual service charge- £1465.00

### VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

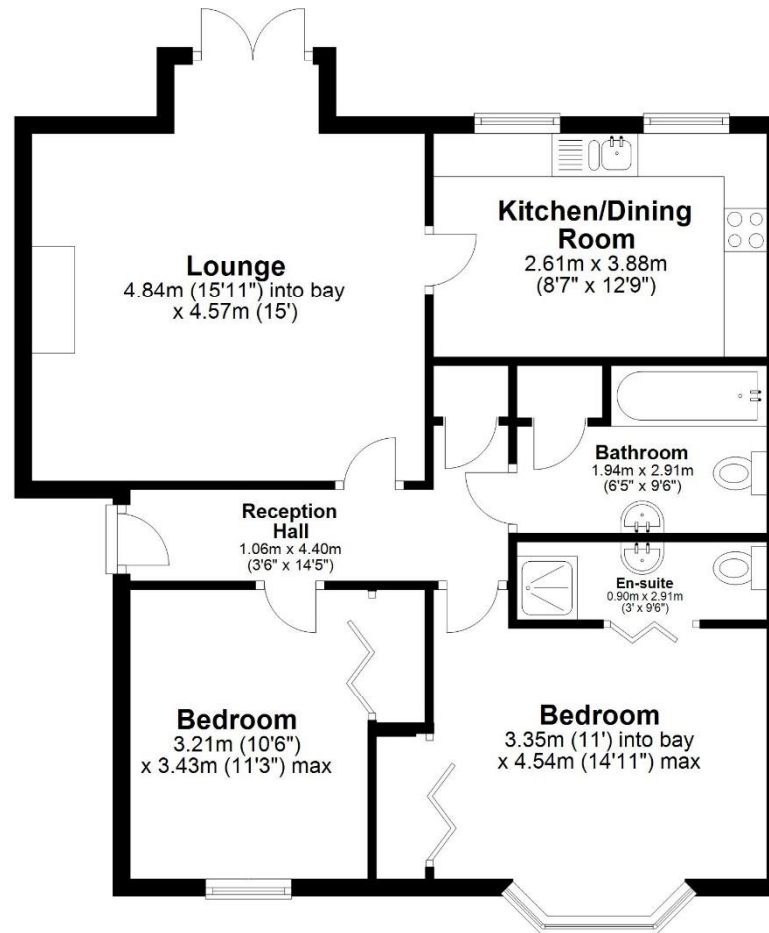
### FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



## Second Floor

Approx. 70.1 sq. metres (754.6 sq. feet)



Total area: approx. 70.1 sq. metres (754.6 sq. feet)

Plan produced using PlanUp.

### 34 Stainthorpe Court, Hexham

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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