



**1 Haining Croft House,**  
Hexham, Northumberland, NE46 2FB

# 1 Haining Croft House

## Hexham

### Northumberland

#### NE46 2FB

**Guide Price: £250,000**

Offered for sale with no onward chain, a well appointed ground floor, two bedroom apartment situated within a sought after development in the popular market town of Hexham.

- Two bedrooms
- Ground floor apartment
- Spacious and versatile accommodation
- Ideally located close to the centre of Hexham
- Landscaped communal gardens
- Allocated parking space
- No onward chain
- Energy efficiency rating B

**youngsRPS** 

01434 608980





### DESCRIPTION

Offered for sale with no onward chain, a well appointed ground floor apartment situated within a sought after development in the popular market town of Hexham. The apartment has been finished to a high standard throughout and is just a short walk away from the wealth of amenities offered by the town centre. Access to the apartment is via a communal entrance with a telephone entry system.

The apartment is conveniently accessed on ground level although benefiting from an elevated position, on entering it is light and spacious briefly comprises of an entrance lobby with two storage cupboards, housing a boiler and water tank. A solid door leads to a reception hall, with access to two double bedrooms including the master bedroom with en-suite shower room, bathroom and sitting room with French door opening to a Juliette balcony. There is a modern fitted kitchen including integrated appliances. Externally the apartment has an allocated parking space and there are communal gardens. Viewing is highly recommended to fully appreciate this great opportunity.

### LOCATION

Haining Croft House is ideally located only a short walk to the centre of the popular market town of Hexham. Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. It is a sought-after thriving market town, hosting the historic Hexham



Abbey, Old Gaol Museum, weekly markets, array of independent businesses and shops, cafes, restaurants, theatre, library, cinema, galleries, golf course, sports clubs, Wentworth Leisure Centre with swimming pool and bowling alley, Hexham Racecourse, River Tyne, and country walks.

Hexham is set within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits. Surrounded by the tranquil Tyne Valley countryside, you can travel via Hexham Railway Station, the modern bus station or car.

### SERVICES

Mains electricity, gas, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

### CHARGES

Northumberland County Council tax band D.  
125 year lease commencing on 1st January 2007 (109 years remaining).  
Annual service charge £1933.11  
Annual ground rent £100

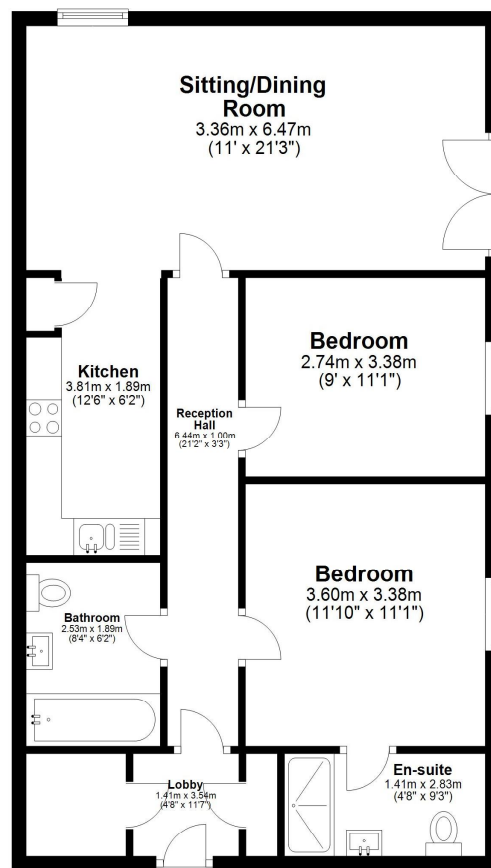
### VIEWINGS

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



## Ground Floor

Approx. 73.8 sq. metres (794.6 sq. feet)



Total area: approx. 73.8 sq. metres (794.6 sq. feet)

### 1 Haining Croft House, 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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