



## 10 Stainthorpe Court

Hexham, Northumberland, NE46 1WY

youngsRPS 

**10 Stainthorpe Court  
Battle Hill  
Hexham  
Northumberland  
NE46 1WY**

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

- First floor apartment
- Centrally located
- Two bedrooms
- Well presented
- Juliette balcony
- Communal garden
- Parking
- Energy efficiency rating C



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01434 608980



### DESCRIPTION

Two bedroom first floor apartment within the popular Stainthorpe Court development in central Hexham. The accommodation comprises of entrance hall, lounge with feature fireplace, Juliette balcony, kitchen with a range of wall and base units, electric oven, gas hob, extractor fan, dishwasher, washing machine, fridge and freezer. There are two bedrooms, the master benefitting from ensuite with walk in shower and a bathroom with bath, shower head attachment, wash hand basin set in a vanity unit and WC.

Externally there are communal gardens and a parking space. The location is ideally placed and within walking distance of local amenities and transport links.

### 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 electricity, water, drainage and gas are connected. Gas fired central heating to radiators.

### CHARGES

Northumberland County Council tax band C  
Leasehold property 125 years commencing on 05.01.2001 (101 years remaining).  
Annual ground rent- £40pa  
Current annual service charge- £2000

### VIEWINGS

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

### MARKET APPRAISAL

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

**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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**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234  
[northallerton@youngsrps.com](mailto:northallerton@youngsrps.com)

**SEDFIELD**  
General: 01740 617377  
Land Agency: 01740 622100  
[sedgefield@youngsrps.com](mailto:sedgefield@youngsrps.com)

**NEWCASTLE**  
General: 0191 261 0300  
[newcastle@youngsrps.com](mailto:newcastle@youngsrps.com)

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000  
[hexham@youngsrps.com](mailto:hexham@youngsrps.com)

