



HEWSON COURT

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42 Hewson Court
Hexham, NE46 1QF

youngsRPS 

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A spacious two bedroom second floor apartment, a prime location on this floor opposite the lifts and with south and west facing aspects creating bright and inviting rooms. This apartment also benefits from a parking space.

- Second floor apartment
- Two bedrooms
- Great position
- Over 60's retirement living
- Exclusive development
- Walking distance to town
- Parking space available on separate negotiation
- Energy efficiency rating C



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01434 608980



DESCRIPTION

Two-bedroom second floor apartment situated within the exclusive Hewson Court development which offers retirement living for the over 60's.

The development benefits from a secure entry system, lift access and fantastic communal areas including a lounge and garden. The front door opens into the hallway with utility cupboard and separate cloaks WC which the current owner has had substantial storage cupboard build into. The open plan lounge and kitchen area includes in the lounge area French doors to a Juliet balcony with lovely views to the west. The kitchen is fitted with a range of contemporary high gloss units with complimentary work surfaces and integrated appliances including a fridge and freezer, additional dishwasher, electric hob with extractor hood and an oven.

The principal bedroom includes a dressing area with twin fitted sliding door wardrobes to one side and hinged on the other. The shower room is fitted with a large walk-in shower, WC and wash hand basin set within a vanity unit. The second bedroom is a spacious double bedroom that would be ideal as a hobby room or as a guest bedroom when required.



LOCATION

The thriving market town of Hexham is home to many independent businesses, from delicatessens and greengrocers through to sport and arts centres. The property is well placed for GP practices, pharmacies and the general hospital, whilst also being a walkable distance to the famous Abbey and The Sele park. Hewson Court benefits from immediate access to Hexham bus station providing brilliant transport links. Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is 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.

SERVICES

Mains electricity, water and drainage are connected. Electric heating system.

CHARGES

Northumberland County Council tax band C.
Leasehold 997 years remaining
McCarthy & Stone Management services manage Hewson Court. The total annual service charge is £4,127.88, with a ground rent of £495 a more detailed breakdown of costs is available upon request.



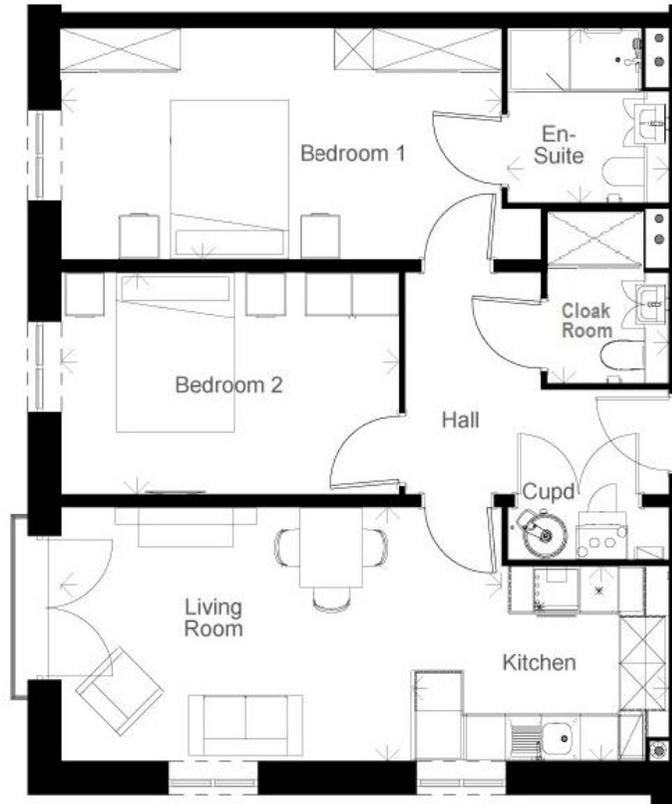
VIEWINGS

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.





Living (Max) 4.3m X 3.2m	Bedroom 1 (Max) 5.5m X 2.9m
Kitchen (Max) 2.6 X 2.5m	Bedroom 2 (Max) 4.1m X 2.8m
Shower (Max) 1.7m X 2.1m	En – Suite (Max) 2.1m X 1.7m

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

SEDFIELD
 General: 01740 617377
 Land Agency: 01740 622100
 sedgefield@youngsrps.com

NEWCASTLE
 General: 0191 261 0300
 newcastle@youngsrps.com

HEXHAM
 General: 01434 608980
 Land Agency: 01434 609000
 hexham@youngsrps.com

