



## 7 Tyne Green Mews, Hexham, Northumberland, NE46 3HB

**Guide Price: £115,000**

A two bedroom second floor apartment situated in a modern development in Hexham located in a landscaped courtyard with private parking.

- Second floor apartment
- Modern development
- Entry phone system
- Two bedrooms
- Gas central heating
- Private parking
- Council tax band B
- EPC rating C (78)

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## DESCRIPTION

A second floor two bedroom apartment situated in a contemporary development on the fringe of Hexham near to Tyne Green golf course. The development offers 18 modern apartments and maisonettes, sited around a landscaped courtyard with parking.

The apartment briefly comprises entrance hallway, living room, modern kitchen with a range of tasteful wall and floor units with stainless steel fittings, a stylish bathroom with combined shower bath, toilet, wash basin and is finished with complimentary wall tiling. There are two double bedrooms and the apartment benefits from gas central heating and a door entry system. Externally there is a communal garden and parking to front of the apartment.

Tyne Green Mews offers the convenience of the town centre and shopping within walking distance and unrivalled walks along by the picturesque river Tyne and Tyne Valley.

## LOCATION

The thriving market town of Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019. The streets of Hexham are home to many independent businesses, from delicatessens and greengrocers through to sport and arts centres.

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.

## CHARGES

Northumberland County Council tax band B.

Service charge is approximately £900pa. Buildings insurance is approximately £350 per annum

Ground rent is £150 per annum

## SERVICES

Mains electricity, water and drainage are connected. The apartment benefits from gas central heating and door entry system.

## VIEWINGS

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



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