



**11 Pudding Mews**  
Hexham, NE463SW

youngsRPS 

# 11 Pudding Mews

## Hexham

### NE46 3SW

An well presented second floor two-bedroom apartment with lift access, located in a sought-after development in the centre of Hexham and enjoying a pleasant outlook over the valley with parking. This bright apartment enjoys lift access, an entry phone system, parking facility and is in a part of the development assigned to occupants over the age of 55 years.

- Two bedrooms
- Second floor
- Communal parking
- Over 55's
- Lift access
- Central location
- Secure entry system
- Energy Efficiency rating TBC

**youngsRPS** 

Youngs Hexham 01434 608980



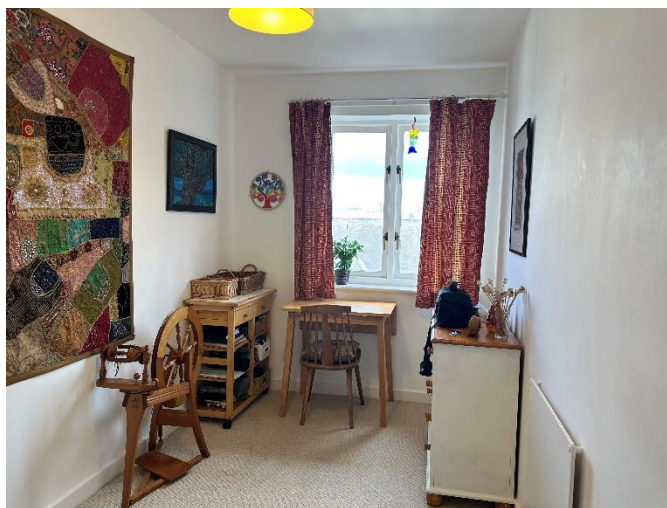


### DESCRIPTION

The property briefly comprises of communal hallway leading to first and second floor. The second-floor apartment has entrance hallway with large cloak/ storage cupboard, along with a separate airing cupboard. A door from the hallway leads into the living room and kitchen. The kitchen comprises of wall and base units with complimentary work surfaces incorporating a stainless-steel sink and mixer tap over, free standing electric oven with four ring electric hob and extractor above, free standing washing machine and fridge freezer.

The living room is bright and airy with a bay window which houses a dining table for 2 looking out to the Tyne Valley hills. There are two bedrooms one of which has fitted wardrobes and drawers, and the other with fitted wardrobes. There is a stylish bathroom comprising of large electric shower, wash hand basin set within a vanity unit, lower level wc, and illuminated mirror. The apartment benefits from a communal private car park.

There is an undercover communal car parking area.



### LOCATION

Pudding Mews is a modern development of apartments located to the rear of the Market Square in the centre of Hexham. Subsequently there is easy access to all the facilities and amenities that the town centre has to offer, as well as being a short walk to the supermarkets, rail and bus stations.

### SERVICES

Mains electricity and water and drainage are connected. Heating is via Dimplex Duo Heat Radiators.

### CHARGES

The property is leasehold with 116 years left. The annual service charge is £2,000 per annum.

### VIEWINGS

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

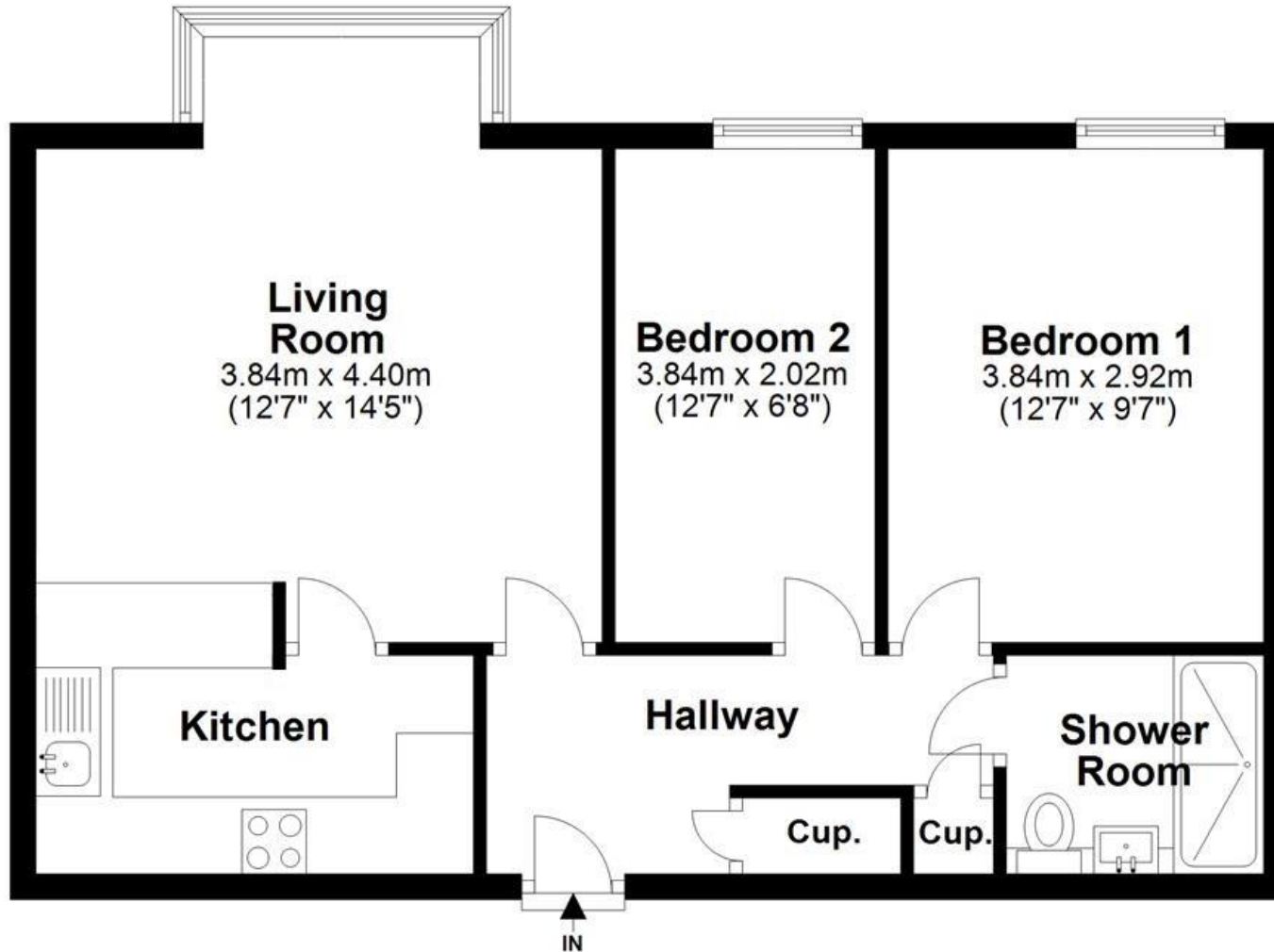
### FREE MARKET APPRAISAL

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



# Second Floor

Approx. 56.3 sq. metres (605.7 sq. feet)



**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.



R201



**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

**SEDFIELD**  
General: 01740 617377  
Land Agency: 01740 622100

sedfield@youngsrps.com

**NEWCASTLE**  
General: 0191 261 0300

newcastle@youngsrps.com

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com

**DUMFRIES**  
General: 01387 402277

dumfries@youngsrps.com