



## 2 bed retirement property to buy in NE46

Hewson Court, Hexham, Northumberland, NE46 1QF

# £300,000

🏠 x2 🚗 x2 🚲 x1

Tenure  
**Leasehold**

Allocated parking

## Property features

- ✓ Two Bed Over 60's Retirement Apartment
- ✓ Juliette Balcony
- ✓ Secure Camera Entry System and on-site manager
- ✓ Mobility Scooter Room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

TWO BEDROOM RETIREMENT APARTMENT | EXCLUSIVE DEVELOPMENT | GUEST APARTMENT AVAILABLE TO HIRE

Pattinson welcome to the market this two bedroom apartment, located in the exclusive development of Hewson Court in Hexham.

The property briefly comprises an entrance hallway, open plan living room and kitchen, two double bedrooms, a WC and en-suite to bedroom 1. Externally, you have an allocated parking space, opposite the main entrance to the building.

Hewson Court is a retirement complex, where over 60's can live independently, while enjoying the facilities provided by the management company. There is an on site House Manager, and a 24-hour emergency call system to provide peace of mind for residents. Alongside the comfort and security the apartment brings, you also have access to the communal lounge, to enjoy refreshments provided throughout the day, communal gardens, the potting shed and boule court.

There is also available to rent, a guest suite with en-suite bathroom for friends and family looking to stay overnight (subject to availability), the car park also has a limited number of guest spaces available for visitors to use.

Hewson Court is located near the centre of Hexham, which allows access to the range of shops, cafés and restaurants available. The Bus Station is nearby, allowing connections to Newcastle, Carlisle, and surrounding areas. Hexham also benefits a mainline train station, which is located 0.5 miles from the complex.

Please contact Pattinson Hexham to arrange your viewing.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 996

Annual Ground Rent Amount: £495.00

Annual Service Charge Amount: £4,296.00

Price: £300,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance Hallway

Double Doors to utility cupboard, doors leading off to living room/kitchen, both bedrooms and the WC.

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## Living Room

3.16m x 5.38m (10'4" x 17'7")

Double glazed windows, Juliette balcony, open plan with kitchen.



## Kitchen

2.45m x 3.97m (8'0" x 13'0")

Wall and Floor units, integrated dish washer, electric oven and electric hob.



## Bedroom 1

2.88m x 5.43m (9'5" x 17'9")

Double room with door to en-suite. double glazed window, built-in wardrobes.



## En-suite Shower Room

2.14m x 2.01m (7'0" x 6'7")

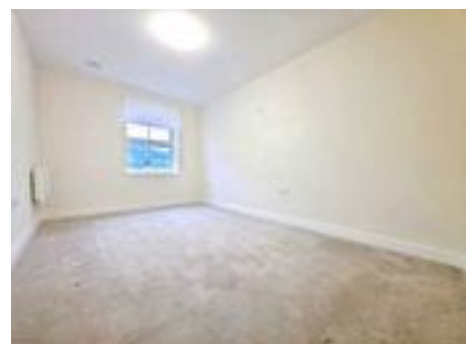
Walk-in shower, low-lying WC, pedestal sink, heated towel rail, extractor fan.



## Bedroom 2

2.68m x 4.13m (8'9" x 13'6")

Double Bedroom, double glazed window.



## WC

2.06m x 1.60m (6'9" x 5'2")

Low lying WC, basin, heated towel rail.



## Guest Suite

Featuring twin beds, an en-suite shower room, tea and coffee facilities and a wall-mounted TV, this is a pleasant room, located on the second floor, for resident's guests to stay, and is available on a first-come, first-served basis, and is charged on a nightly basis.

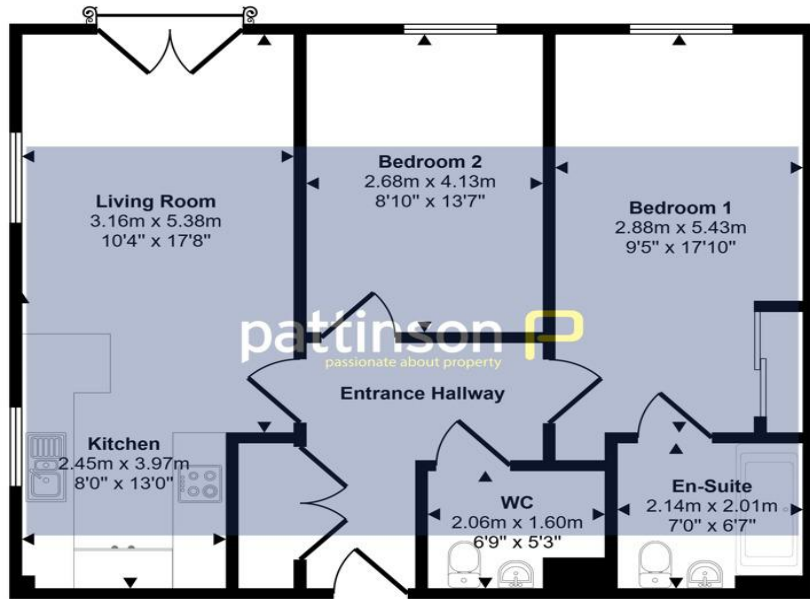


## Communal Rooms

There is a large communal lounge located on the ground floor, opposite the scooter store. Residents regularly meet for activities in the communal lounge, with coffee mornings, games afternoons and other activities hosted for residents.



Approx Gross Internal Area  
68 sq m / 731 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hewson Court, Hexham, Northumberland, NE46 1QF

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
**<https://www.simply-residential.co.uk/>**

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