



Castle View Horsley

A beautifully presented modern ground floor apartment boasting stunning viewings over the Tyne Valley available with no onward chain. Entrance hall leading to a bright open plan living space with fully fitted kitchen, breakfast bar and laminate flooring throughout. Modern tiled bathroom with heated towel rail and shower over bath. Two bedrooms with storage to master. Externally this property benefits from a paved garden with patio area, gated access, and stone boundary wall. Leasehold with 999 years remaining from 2002 and service charge of approximately £802.52 per annum.

Asking Price: £150,000

ROOK
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SAYER

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Castle View

Horsley

Entrance Hall

Storage cupboard and cloaks area, double glazed door to the side, radiator, and coving to ceiling.



Kitchen/Lounge 19'3 x 10'9 plus recess (5.87m x 3.28m)

Breakfast bar with space for fridge freezer and washing machine. Sink, electric oven and hob, and extractor hood. Laminate flooring, part tiled walls, radiator, and two double glazed windows to the front.



Bathroom

Bath with shower over and part tiled wall, sink, wc, heated towel rail, extractor fan, double glazed window to the rear and part tiled walls and tiled floor.



Tenure

Lease, ground rent and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

999 years remaining from 1 January 2002

EPC rating: D

Council Tax: B

P00006676/EC/RP/21.02.2023/V.1



Bedroom One 10'1 x 10'11 (3.07m x 3.33m)

Fitted wardrobe, radiator, double glazed window to the rear, laminate flooring, and coving to the ceiling



Bedroom Two 6'3 x 10'11 (1.91m x 3.33m)

Laminate flooring, radiator, double glazed window to the rear and coving to the ceiling.



Garden

Paved garden with patio, gravelled area, gated access, and wall boundary.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	66 D
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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