



2 Bedrooms

Red Hot Sales and lettings welcome this very spacious two bedroom retirement flat located within the Manors in Prudhoe.

This flat is available to those over 55 years old or those requiring assisted living. The complex has numerous onsite facilities such as restaurant, hair salon, internet cafe, day rooms, outdoor terrace and garden walks.

The Manors

West Wylam, Prudhoe, NE42

Asking Price:

£93,750

EPC Rating: B



Hallway:

Two storage cupboards with overhead lighting, one with an electric socket. Door to bathroom.

**Open Plan Living Room/Kitchen:
24'9" by 12'5" (7.54m by 3.78m)**

Living Room Area: Gas central heating radiator, double glazed window.

Kitchen: Range of wall and base units with work surfaces over, sink and drainer unit, integrated oven and hob, plumbed for washing machine, integrated fridge freezer.



Bedroom One:

13'5" by 10'7" (4.1m by 3.23m)

Gas central heating radiator, double glazed window, door to bathroom.

Bedroom Two:

10'8" by 7'4" (3.25m by 2.24m)

Gas central heating radiator, double glazed window.



Bathroom:

8'7" by 8'3" (2.62m by 2.51m)

Wet room shower, wash hand basin, WC, extractor fan, gas central heating radiator.

For additional information and full photo gallery please visit www.redhotproperty.co.uk

**Disclaimer:**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**Material Information:**

The following information should be read and considered by any potential buyers prior to making transactional decision.

Services:

We are advised by the seller that the property has mains gas, electricity and water.

Maintenance/Service Charges:

These are approx. £600pcm, however these are means tested so each property is different and will be based on the owner and their circumstances.

**Parking Arrangements:**

Car Park for Residents and Visitors

Broadband Speed:

The maximum speed for broadband in this area is shown by imputing the postcode into an online speed checker.

Mobile Phone Signal:

No know issues at the property.

North East of England Ex Mining Area:

We operate in an ex-mining area. This property may have been built on or near an ex-mining site. More information can/will be clarified by the solicitors prior to completion.



The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 82 B	← 82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract