



Riverwalk Apartments | Half Moon Street | NE62 5TS

Offers In Excess Of £80,000

Beautifully presented top floor apartment located in the popular residential area of Choppington with excellent views over the Wansbeck River. This apartment will appeal to most first time buyers and investors. The property offers substantial living dining room to the front, kitchen, bathroom, and one double bedroom. Externally allocated parking is available in the private courtyard. Viewing is essential to appreciate this lovely property.

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Top Floor Flat

Excellent views over the river

One Double Bedroom

Substantial lounge/diner

No Onward Chain

Leasehold

Allocated Parking

EPC: C/ Council Tax:A

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1 July 2006

Service Charge: £300.00 Quartey

Management Charge £1,200.00 per annum

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance

Via communal door, stairs to top floor. Wood door to:

Entrance Hallway

Vinyl flooring.

Lounge 15.92ft x 12.49ft (4.85m x 3.80m)

Three double glazed windows to front, double radiator, television point, spotlights.

Kitchen 11.73ft x 7.87ft (3.57m x 2.39m)

Fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, plumbed for washing machine, spotlights, vinyl flooring.

Bedroom One 13.11ft x 11.83ft (3.99m x 3.60m)

Double glazed window to rear, double radiator, fitted wardrobes.

Bathroom 9.76ft x 6.79ft (2.97m x 2.06m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, spotlights, double glazed window to rear, double radiator, tiling to walls and flooring, extractor fan.

External

Allocated Parking.

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.

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.

