

# BRUNTON

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RESIDENTIAL



**THE OLD ORCHARD, RIDING MILL, NE44**

**£110,000**

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Well-presented two-bedroom ground-floor retirement apartment for the over 55s, situated within a popular and well-established development in the highly desirable Tyne Valley village of Riding Mill.

The property offers well-proportioned accommodation including a spacious lounge with direct access to the communal gardens, modern fitted kitchen, double bedroom, versatile second bedroom/study, bathroom, and excellent internal storage throughout. The apartment enjoys a particularly private position within the development, with the communal gardens feeling almost like a private outdoor space.

Riding Mill remains one of the Tyne Valley's most sought-after villages, offering a strong sense of community alongside a range of local amenities including a village pub, tennis club, community café, churches, and village halls. Excellent transport links include a local railway station, regular bus services, and convenient access to the A69, providing easy connections to Newcastle, Hexham, Carlisle, and beyond.

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The internal accommodation comprises: a communal entrance with secure access leading to the apartment itself. Upon entering, a central hallway provides access to all accommodation and benefits from several useful storage cupboards, enhancing the practicality of the property. Positioned to the rear is a spacious lounge, featuring a coal-effect electric fire with faux marble surround, offering ample room for both seating and dining furniture and benefiting from doors opening directly onto the communal gardens, which enjoy a particularly private feel due to the apartment's position within the development.

Adjacent to the lounge is a modern fitted kitchen incorporating a range of wall and base units, integrated appliances including a hob, extractor, and dishwasher, together with space for additional appliances. The layout provides a practical and low-maintenance living environment ideally suited to those seeking comfortable retirement accommodation.

The property offers two bedrooms, comprising a well-proportioned double bedroom and a versatile second bedroom which could equally serve as a guest room, study, or hobby room. Completing the accommodation is a bathroom fitted with a bath with shower over, WC, and pedestal wash hand basin.

Externally, the apartment enjoys direct access to attractive communal gardens, which provide a pleasant outdoor space whilst retaining a strong sense of privacy. To the rear of the building, there is resident parking.



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TENURE : Leasehold

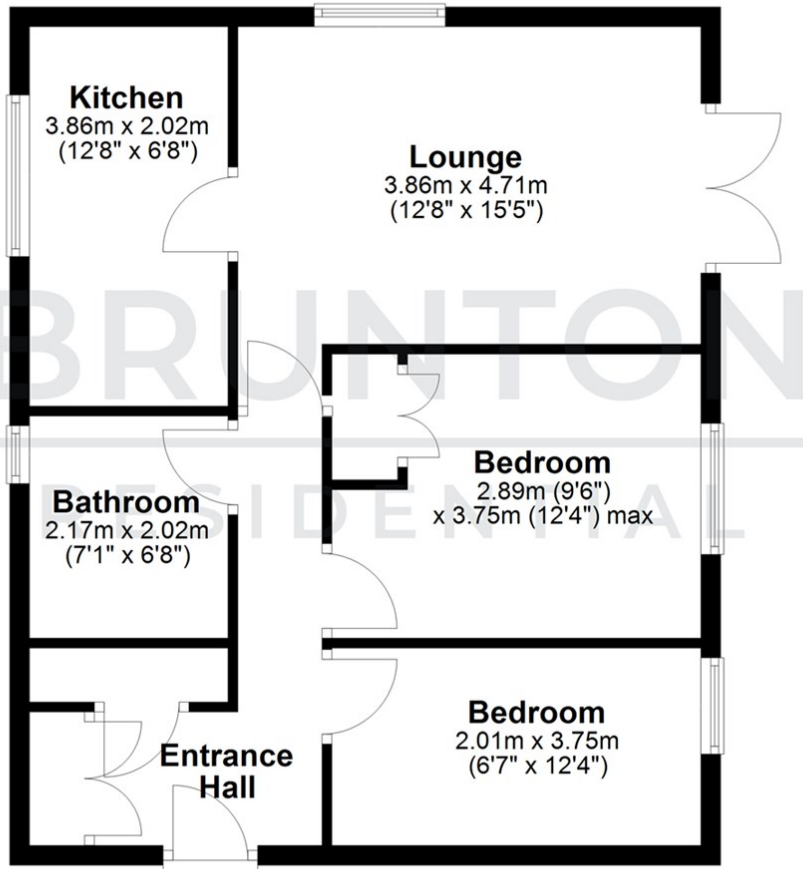
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING :

### Ground Floor

Approx. 56.7 sq. metres (610.4 sq. feet)



Total area: approx. 56.7 sq. metres (610.4 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	