

# King Street, Alnwick, Northumberland

£100,000



## Full Description

A perfect property for a first-time buyer or for someone looking to downsize. Elizabeth Humphreys Homes are delighted to welcome to the market this incredibly well-presented stone-built two bedroomed first floor apartment located in the historic market town of Alnwick. The property benefits from a delightfully secluded rear courtyard, on street parking to the front, wooden double-glazed windows, gas central heating and all the other usual mains connections. This superb home is ready and waiting for its new owners to move straight in!

Alnwick is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of Alnwick Castle and Garden. The town benefits from excellent transport links with frequent buses between Berwick, Morpeth and Newcastle and is a short drive to Alnmouth train station and, as it is situated just moments from the A1, it is perfect for those needing to commute. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets.

This property can be entered via both the front and rear which is beneficial. A large wooden front door with a window above allowing for natural light opens to a space to hang coats and store shoes before the stairs which

lead to the first floor. The landing, with loft access above, provides convenient access to the principle living spaces all of which have lovely high ceilings adding to the sense of space and airiness.

The recently fitted Howden's kitchen is located to the rear of the property and offers a good number of wall and base units with a grey door complemented by a wood look laminate work surface and a wet wall splash back. There is a single bowl stainless steel sink below a large window allowing plenty of natural light, an electric hob with a glass splash back behind and an under-bench oven. There is space and plumbing for a washing machine. LVT flooring creates a practical and stylish finish.

Inviting and tastefully decorated, the living room is a wonderful room in which to spend time with family and friends. There is a large chimneybreast with alcoves to either side useful for storage or housing a bookcase or suchlike. A large window allows for natural light and captures views of the fields beyond.

The primary bedroom is a spacious double room with two windows overlooking the front of the property. This room offers a full bank of fitted wardrobes and plenty of further space for additional bedroom furniture.

Bedroom 2 is a large single room with a window allowing a wealth of natural light to circulate. Both the rooms are carpeted and offer a peaceful and restful atmosphere.

The shower room is located to the rear of the property and comprises a vanity unit with a hand wash basin on top, a concealed cistern toilet and a Quadrant shower cubicle with dark coloured wet walling, a waterfall shower head and a separate shower head within. The space is finished with black tiling which creates a sleek and stylish look and a chrome heated towel rail ensures added comfort.

The rear courtyard is accessed via a flight of stairs leading from a rear hallway with a useful radiator. The low maintenance space is partly gravelled and is an ideal place in which to relax and unwind after the hustle and bustle of the day. The addition of pots with brightly coloured plants would add a splash of colour creating a pleasant backdrop.

Tenure: Leasehold  
Council Tax Band: A  
EPC: C

#### Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- First floor apartment
- No chain
- Modern kitchen
- Replaced bathroom
- Double glazed
- Gas central heating
- Central Alnwick location
- Spacious living spaces

## Contact Us

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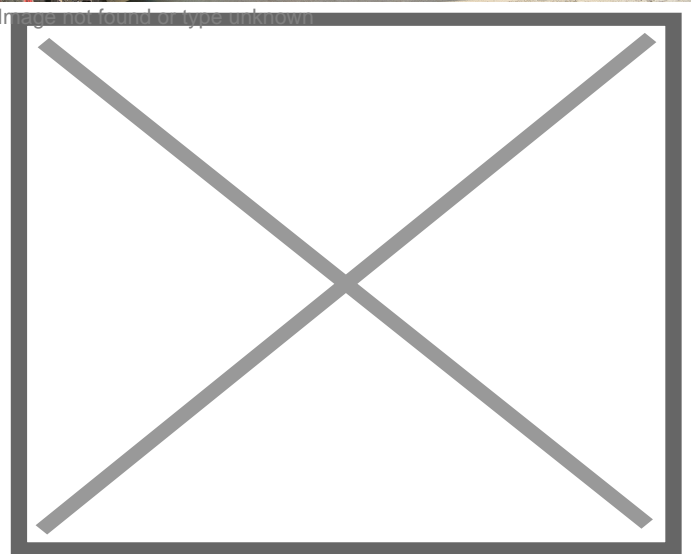


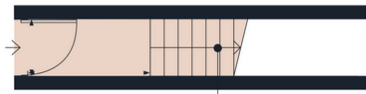




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		





Hallway  
6'2" x 3'2"  
1.90 x 0.97 m



Hallway  
5'0" x 2'11"  
1.53 x 0.91 m

Ground Floor

Approximate total area<sup>m</sup>  
92 ft<sup>2</sup>  
8.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Landing  
4'1" x 2'11"  
1.26 x 0.90 m

Floor 1

Approximate total area<sup>m</sup>  
620 ft<sup>2</sup>  
57.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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