Robert Adam Court, Bondgate Without, Alnwick, Northumberland

OIRO £170,000



Full Description

A well-presented ground floor retirement apartment centrally located and within walking distance of many of the town's amenities including the Alnwick Playhouse and the Alnwick Garden. Elizabeth Humphreys Homes are delighted to welcome to the market this superb 2 bedroomed apartment within the Robert Adam Court retirement development: a prime position in Alnwick. This apartment benefits from a range of communal areas including a lounge, laundry facilities and an onsite warden, electric central heating, good broadband, and all the other usual mains connections. This property is superbly located in a much sought-after area and benefits from views of the beautiful communal gardens from many of the principal living spaces.

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. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets.

A solid wooden door, with peephole, console for communication with the

warden and a letter box, opens into the welcoming entrance hallway with several doors leading off. There are two large storage cupboards available one of which houses the electrical consumer unit and the Thermo water heater for ease of access. The apartment benefits from a sumptuous carpet throughout, except from the kitchen and bathroom which are finished with hard flooring, and is neutrally decorated allowing the easy addition of accent colour should you so wish.

Spacious, light and bright, the lounge is an inviting room in which to spend time with family and friends. This delightful room benefits from a door, with a glazed panel to the side, which opens into a courtyard which provides an alternative place to sit and relax and appreciate the pleasant outlook whilst enjoying the warm sunshine. Within the room itself, there is a feature fireplace with a cream wooden surround with an electric fire set upon a stone hearth which forms an attractive focal point and there is plenty of space to accommodate a range of comfortable seating. A further window takes advantage of the green and leafy outlook in addition to allowing more natural light to circulate.

Leading from the lounge is the kitchen which offers a good number of wall and base units with a wooden door complemented by a contrasting grey laminate work surface and a white tiled splash back with a centrally placed grey mosaic tile. There is a single bowl stainless steel sink beneath a window overlooking the garden, an electric hob beneath an extractor fan, wine storage and a full height integrated fridge freezer. There is space and plumbing for a washing machine.

The principal bedroom is a spacious double room with a window overlooking the communal garden with the trees of the Alnwick Garden beyond catching the light and creating a beautifully restful view. This room benefits from fitted wardrobes with sliding mirrored doors reflecting the light perfectly.

Bedroom 2 is a good-sized double room with a view towards the green and leafy trees within Alnwick Garden. This is another lovely peaceful room.

The bathroom is generously proportioned and comprises a shower with a single shower head behind a pivot screen, a close coupled toilet, a wall mounted toilet roll holder and towel rail, and a wall mounted vanity unit with a double cupboard beneath and a semi-recessed hand wash basin on top with an illuminated mirror above. A Dimplex heater and an electric towel rail ensures added comfort. The space is attractively tiled creating a crisp and fresh look which works in harmony with the wet walling which completes the remaining walls.

Tenure: Leasehold
Council Tax Band: D £2644.61
EPC: D
Service charge: £311.57 per month

Anti-Money Laundering Checks

We are required by law to carry out anti-money laundering checks on both sellers and buyers. These checks are administered through our secure

online verification system, Kotini. We will provide Kotini with your relevant contact details, including your name, email address and telephone number, so that you can receive an invitation to complete the necessary checks online. We remain responsible for ensuring that all required checks and ongoing monitoring are carried out appropriately.
For sellers, the cost of these checks is included within our marketing fee, with no additional charge.
For buyers, a non-refundable fee of £60 (including VAT) per purchase is payable for the required anti-money laundering checks. This fee must be paid, and the necessary checks completed satisfactorily, before we issue the Memorandum of Sale.

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

- Within walking distance of Alnwick Playhouse, Alnwick Garden and town centre amenities
- Beautiful outlook over the communal gardens from principal rooms
- Spacious and light-filled lounge with feature fireplace and electric fire
- Door from lounge opening onto a pleasant courtyard seating area
- Modern fitted kitchen with integrated full-height fridge freezer and electric hob
- Two generous double bedrooms with peaceful leafy views
- Generously sized bathroom with walk-in style shower and vanity storage
- Excellent storage with two large hallway cupboards
- Onsite warden and secure entry communication system
- Residents’ communal lounge and laundry facilities available
- Ideal low-maintenance retirement living in one of Northumberland’s most desirable market towns

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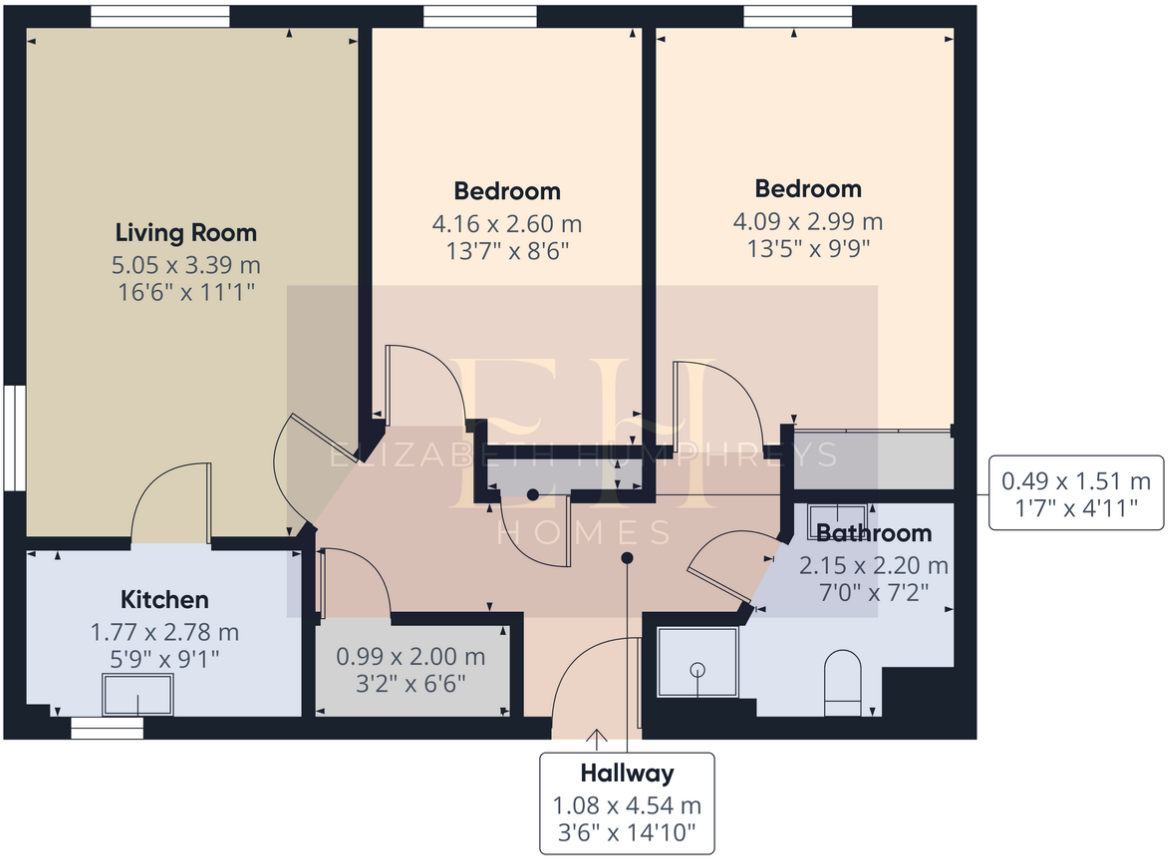









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Approximate total area(1)

61.1 m²

659 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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