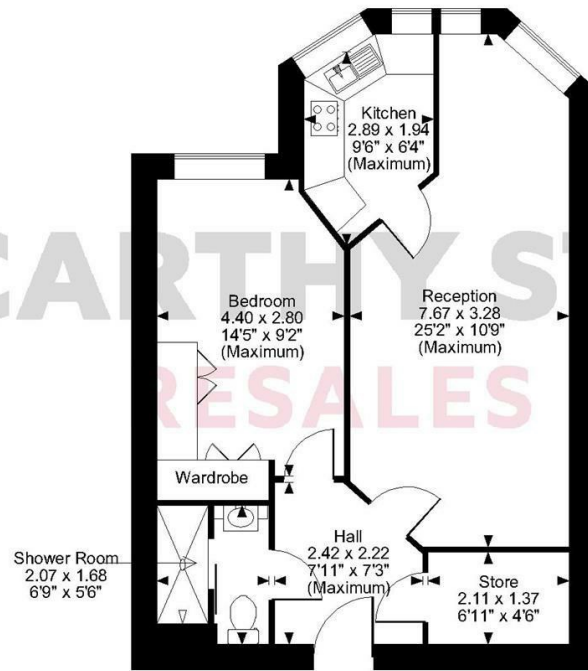


Robert Adam Court, Bondgate Without, Alnwick  
Approximate Gross Internal Area  
545 Sq Ft/51 Sq M



First Floor  
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

## 31 ROBERT ADAM COURT BONDGATE WITHOUT, ALNWICK, NE66 1PH



### COUNCIL TAX BAND: C



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		
	80	86

# McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



A ONE BEDROOM apartment which is situated on the FIRST FLOOR within this DESIRABLE over 60's McCARTHY STONE RETIREMENT LIVING DEVELOPMENT. Conveniently located within 200 YARDS of ALNWICK TOWN CENTRE.

## OFFERS OVER £138,500 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# 26 BONDGATE, ALNWICK

1 BED | £138,500

## SUMMARY

Robert Adam Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 55 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features entrance hall, lounge, a fully fitted kitchen, bedroom, shower room with good size shower cubicle and storeroom. The development includes a Homeowners' lounge and landscaped gardens, communal laundry room with washing machines and tumble dryers. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Robert Adam Court is situated in Alnwick set in some of the North East's most scenic landscape and nestled between Newcastle-upon-Tyne to the South and Berwick upon-Tweed to the North. The town's greatest landmark is the majestic Alnwick Castle which stands proud above the river Aln. This is the home to the Duke and Duchess of Northumberland and, after Windsor, is the second largest inhabited castle in Britain. This foreboding medieval castle with stunning staterooms is one of the area's most popular visitor attractions and was also the famous Hogwarts Castle in the Harry Potter films. Adjacent to the Castle lies the exciting Alnwick Gardens which includes the infamous poison garden, several impressive water features and many fascinating plants. There are also many projects available here, with the Education Room offering a variety of workshops and activities for all ages. Alnwick town centre which is less than 300 metres from the Robert Adam Court, boasts a wide array of shops from high street brands to small local boutiques.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the living room, bedroom and shower room.

## LOUNGE

Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads into a separate kitchen.

## KITCHEN

Fully fitted kitchen with integrated oven, induction hob with extractor hood, fridge freezer, slimline dishwasher, under pelmet lighting. Stainless steel round sink and drainer with mixer lever tap and window over. Vinyl floor covering.

## BEDROOM

Benefiting from corner built in wardrobes. Ceiling lights, TV and phone point.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system

- Upkeep of gardens and grounds
- Use of communal laundry
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,316.12 per annum (for financial year ending 28 Feb 2025)

## CAR PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASEHOLD INFORMATION

Lease: 125 years from 1st June 2010

Ground rent: £425 per annum

Ground rent review: 1st June 2025

Managed by: McCarthy Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years old.

## ADDITIONAL INFORMATION AND SERVICES

- Ultrafast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

