



Towergate Alnwick

- One bedroom first floor flat
- Lift access
- Town centre location
- Allocated parking space
- No chain



Guide Price: **£ 99,950**

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ROOK
MATTHEWS
SAYER

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Situated within walking distance to shops and leisure amenities, this one bedroom apartment is conveniently located in the town centre of Alnwick and would be a fantastic first time buyer property, second home, or buy to let investment. A particularly good feature is that it comes with a private allocated parking space situated within the carpark at the rear of the development. The heating system is a gas boiler with radiators, and the windows are all double glazed. An intercom entry system provides secure access to the building, and there is a lift to all floors. The accommodation comprises:

ENTRANCE HALL

Radiator

UTILITY CUPBOARD

Plumbing for washing machine | Central heating boiler

OPEN PLAN LIVING/DINING ROOM/KITCHEN

21' 0" x 10' 4" narrowing to 7'9 (6.40m x 3.15m narrowing to 2.36m)

Double glazed window to side | Range of wall and base units | Stainless steel sink | Integrated fridge, freezer and dishwasher | Gas hob | Extractor hood | Electric oven | Radiator

BEDROOM ONE

9' 8" x 8' 11" (2.94m x 2.72m)

Double glazed window to side | Radiator

BATHROOM

Bath with shower off mixer taps | Bi-fold screen | W.C. with concealed cistern | Wall mounted wash hand basin | Heated towel rail | Extractor fan | Tiled walls | Tiled floor

EXTERNALLY

Allocated parking space

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

Lift access to first floor

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.

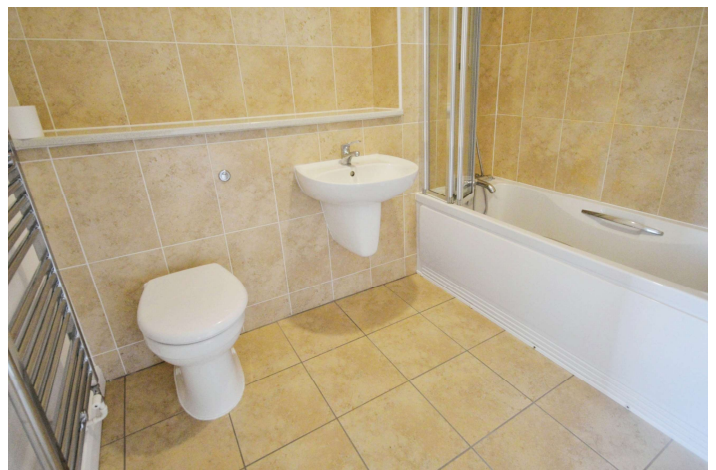
Length of Lease: 150 years from 30 August 2011

Ground Rent: £100 per annum.

Service Charge: £2,062 per annum

COUNCIL TAX BAND A | EPC RATING B

AL008778/DM/RJ/17.06.2024/V2



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

16 Branches across the North-East

