



Arkle Court | Alnwick | NE66 1BS

£50,000

This charming studio flat offers an open-plan living space, stylish shower room, practical kitchen, allocated parking, and access to green spaces, for those looking to downsize, or anyone seeking a buy-to-let investment.

ROOK
MATTHEWS
SAYER



x 1



x 1

STUDIO APPARTMENT

STORAGE CUPBOARD

BEDROOM / LOUNGE

OFF STREET PARKING

COMMUNAL GARDEN AT REAR

NO CHAIN

For any more information regarding the property please contact us today

11 Arkle Court Alnwick NE66 1BS

Welcome to this delightful studio flat, now available for sale and ideal for a buyer who needs their own space near facilities. Perfectly positioned near beautiful green spaces, sports grounds & Willowburn leisure centre, walking paths, cycling routes, and the Willowburn retail park in Alnwick

Step inside to discover an inviting open-plan space that cleverly combines your lounge and bedroom area, making the most of the apartment's thoughtful layout. The small yet practical kitchen offers everything you need to whip up a meal, while a dedicated wardrobe and storage area keeps your belongings organised and the living space neat. An allocated parking space is included. With a Council Tax Band A rating, you'll enjoy the benefit of lower outgoings.

This lovely studio provides a fantastic opportunity for those looking to downsize, or anyone seeking a buy-to-let investment. Enjoy easy access to local amenities and the vibrant outdoor lifestyle just beyond your doorstep.

Don't miss your chance to secure this charming studio flat – book your viewing today and see just how perfectly it could suit your needs!

COMMUNAL ENTRANCE

Front & rear access door | Mail boxes | Staircase to two flats on the first floor (Four flats in the block)

STUDIO LIVING/BEDROOM SPACE 15' " x 8'8" (4.75m x 2.64m)

UPVC double-glazed window incorporating a window seat | Laminate floor | Electric wall heater | Phone intercom entry

KITCHEN 6'8" x 6'7" (2.03m x 2.01m)

Fitted wall & base units incorporating; stainless-steel sink, electric hob & extractor hood, electric oven, space for under-counter sink, space for washing machine

UPVC double-glazed window | Part-tiled walls | Electric water heater

SHOWER ROOM

Corner shower cubicle with wet-wall panels & electric shower | Cabinet with wash-hand basin | Close-coupled W.C | Tiled walls | Tiled floor | UPVC double-glazed frosted window | Wall-mounted electric fan heater | Electric towel rail | Extractor fan

INNER HALL

Access to shower room | Fitted cupboard with shelf and hanging rail | Storage space

EXTERNALLY

Allocated parking space and communal garden

T: 01665 510044

E: alnwick@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Allocated parking space

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

COUNCIL TAX BAND: A

EPC RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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TENURE

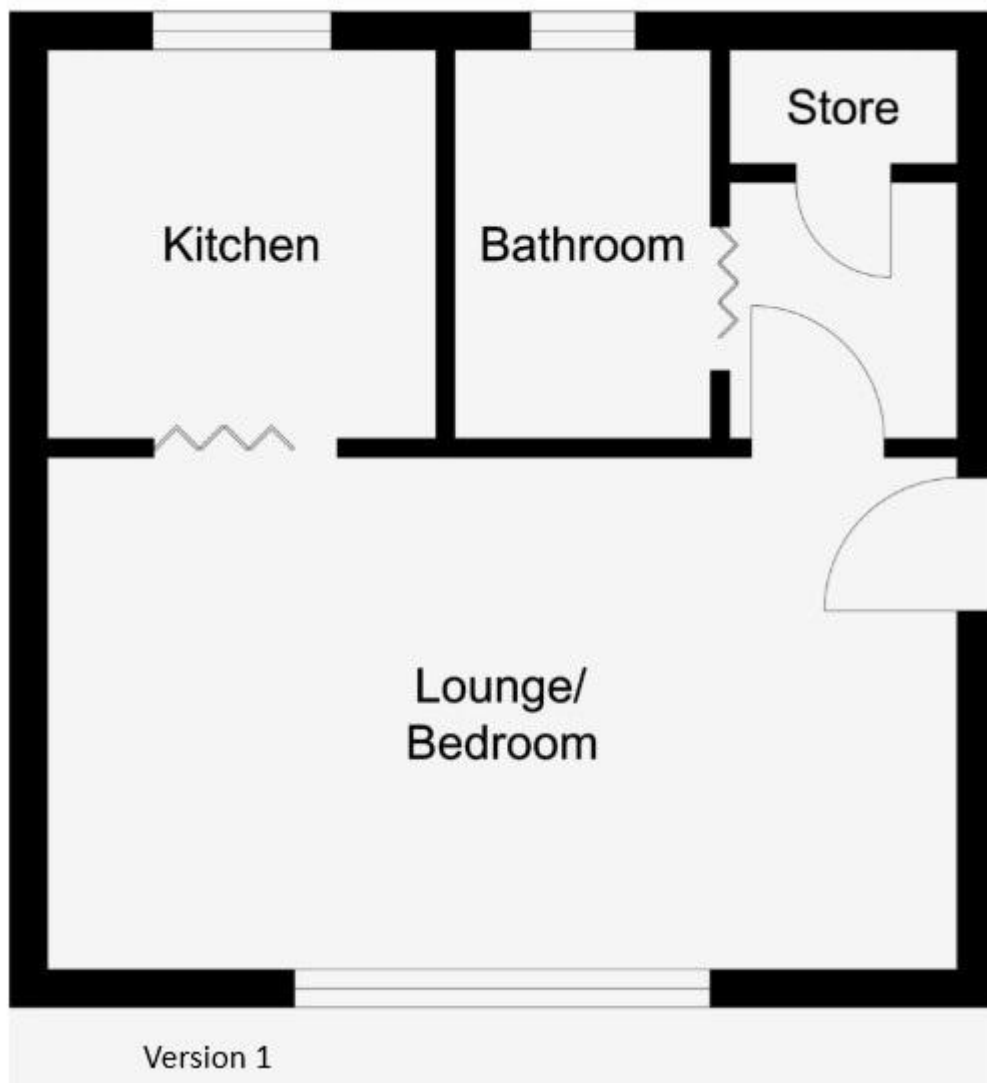
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 49 years from 01/03/2025

Ground Rent: £15 per annum

Service Charge: £1310.30 per annum (Includes building insurance)

FLOOR PLAN



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.



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