



Greens Park Warkworth

- Two Bedroom Penthouse Apartment
- Lounge Overlooking the Castle
- Central Village Location
- Immaculately Presented
- Viewing Strongly Advised

£275,000



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Greens Park

Warkworth NE65 0GY

Centrally located with views through the trees of the Castle from the lounge, an immaculately presented two bedroom penthouse apartment with generous living space. The apartment lies within walking distance to the boutique shops, cafes and restaurants and to the riverside walks along the Coquet. This exceptional apartment is situated in the highly regarded historic village of Warkworth with its 13th century Castle and Hermitage and we would recommend an early viewing to fully appreciate the excellent accommodation being offered. Briefly comprising: security door intercom entry system, entrance lobby and staircase to all floors, the apartment being located on the third floor. Entrance door, entrance hall, lounge with dining area, fitted kitchen with a range of units and integrated appliances, spacious bedroom one with en-suite shower room and walk in wardrobes, bedroom two and main bathroom with shower over bath. Outside, there are pathways around the apartments with a paved seating area to the rear. Steps also gives access to Castle Street or there is a flat walk to the village along The Butts. The property benefits from an allocated parking space. Warkworth is a pretty village with a huge community spirit and there are many local groups and lots of events which take place at the Castle. Local bus services run through the village accessing the larger towns of Alnwick and Morpeth and the neighbouring village of Alnmouth has a main line train station servicing Edinburgh and Newcastle with connections further afield. The A1 with its links to the north and south of the county also accesses the motorway networks to the rest of the country. The neighbouring town of Amble has a traditional harbour with boat trips across to Coquet Island and the opportunity of sea bird sightings including roseate terns, grey seals and on occasion dolphins as well as seasonal sightings of puffins. Amble offers plenty of shops, supermarkets, cafes and restaurants and Amble Harbour Village with fish restaurants, retail pods, Little Shore Beach and Pier. With a glorious sandy beach also closeby, this apartment is an ideal purchase for anyone looking for an easy to maintain main home, anyone moving into the area or those looking for a lock up and leave second home in a picturesque location.

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE-DINING ROOM 23'9" (7.24m) into recess x 14'2" (4.32m) max

KITCHEN 14'7" (4.45m) max x 9'8" (2.95m) max

BEDROOM ONE 19'9" (6.02m) max x 15'9" (4.80m) plus door recess

EN-SUITE SHOWER ROOM

BEDROOM TWO 15'2" (4.59m) x 9'4" (2.84m)

BATHROOM

(Sloping ceilings throughout apartment)

COMMUNAL COURTYARD TO REAR

ALLOCATED PARKING SPACE

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

MINING

The property is 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.

RESTRICTIONS

There is no holiday letting allowed at these apartments.

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: 125 years from 1st January 2006]

Ground Rent: £150 per annum - Planned to increase by 100% every 25 years

Service Charge: £2315.80 per annum

Any Other Charges/Obligations: None

COUNCIL TAX BAND: D

EPC RATING: C

AM0003815/LP/LP/071024/v.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

16 Branches across the North-East

