



# 10a Paikes Street

Alnwick



SANDERSON  
YOUNG



## 10a Paikes Street Alwick, Northumberland, NE66 1HX

**Rare opportunity for a Grade II listed stone built, three/four bedroom maisonette in the centre of Alwick - with excellent views over the bustling market town's shops and cafe's rooftops towards Alwick Castle, and ideal as a main or second home.**

The deceptively spacious maisonette has accommodation set over three floors, with its own private entrance off Narrowgate, and stairs to the first and second floors, where there is versatile space that could lend itself to one reception room and four bedrooms, or two reception rooms & three bedrooms.

The Grade II listed property is of Leasehold tenure, with the Lease been extended in 2017, with restrictive covenants in place, stating to be a main home or potentially second home - historically the property was previously used as a commercial holiday home so could possibly be reverted back subject to legal work.

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### Price Guide:

Guide Price £175,000

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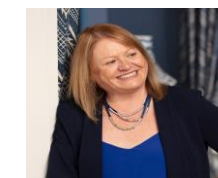




The maisonette benefits from gas central heating with a new Worcester Bosch Boiler fitted in recent years, and further improvements by the vendor include part of the roof replaced, a brand new kitchen and integrated appliances fitted, a new gas boiler, new water pipes and new flooring in the bathroom.

Ground floor - Private entrance with a staircase to the first floor landing, with a continuation of the traditional balustrade staircase leading to the second floor.

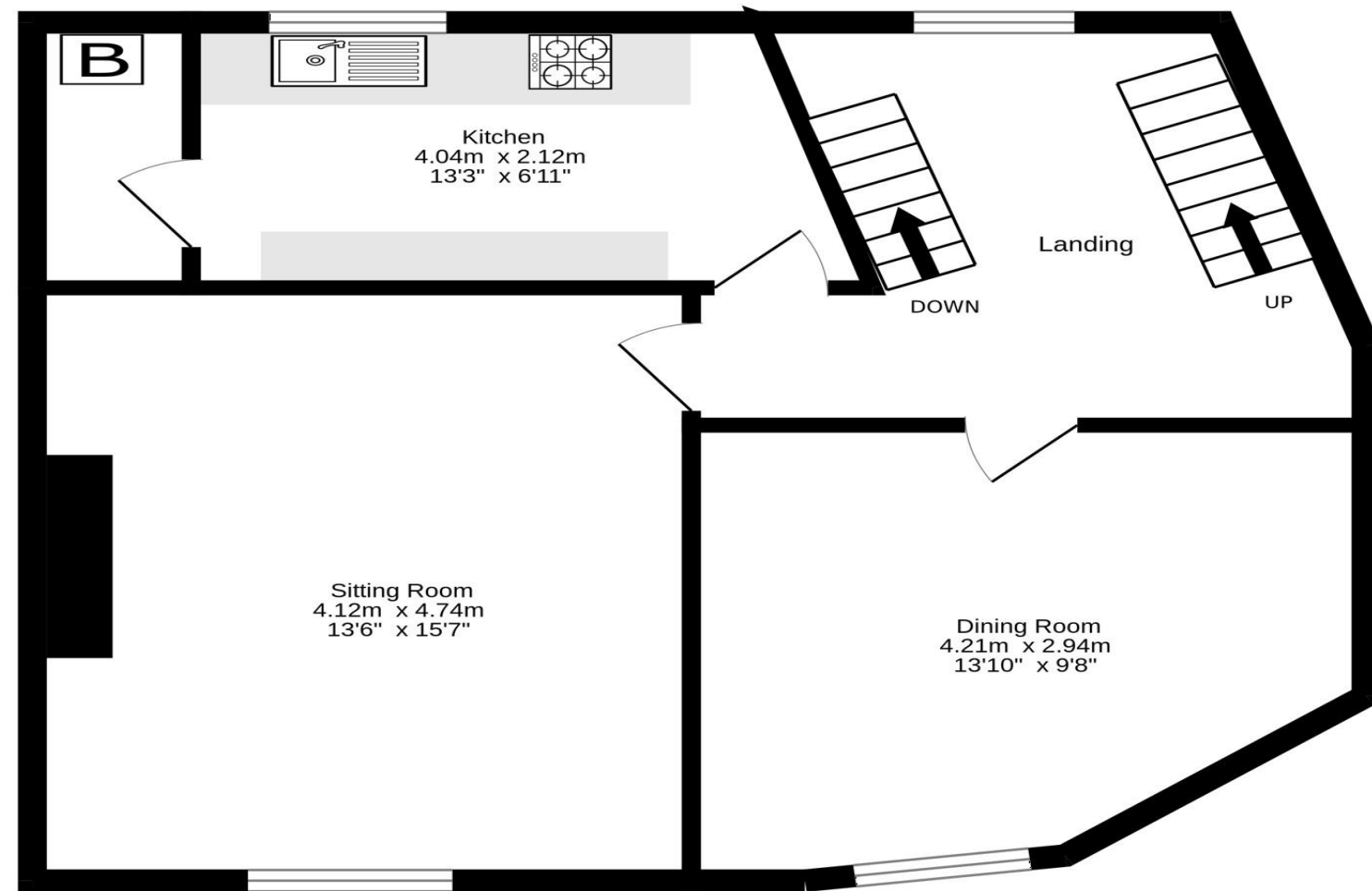
First floor - Lovely size sitting room with a great feeling of space from the high ceilings and large sash window to the front overlooking the town centre, with decorative ceiling coving and a recessed shelved alcove | Galley style kitchen has been newly fitted with a range of grey cabinets with wood effect worktops, a Belfast style sink, breakfast bar and stools, induction hob, oven, extractor fan, and integrated fridge and freezer | Utility cupboard housing the gas boiler with plumbing for a washing machine | The versatile dining room/ fourth bedroom, also with high ceilings, has a large sash window to the front overlooking the town centre.



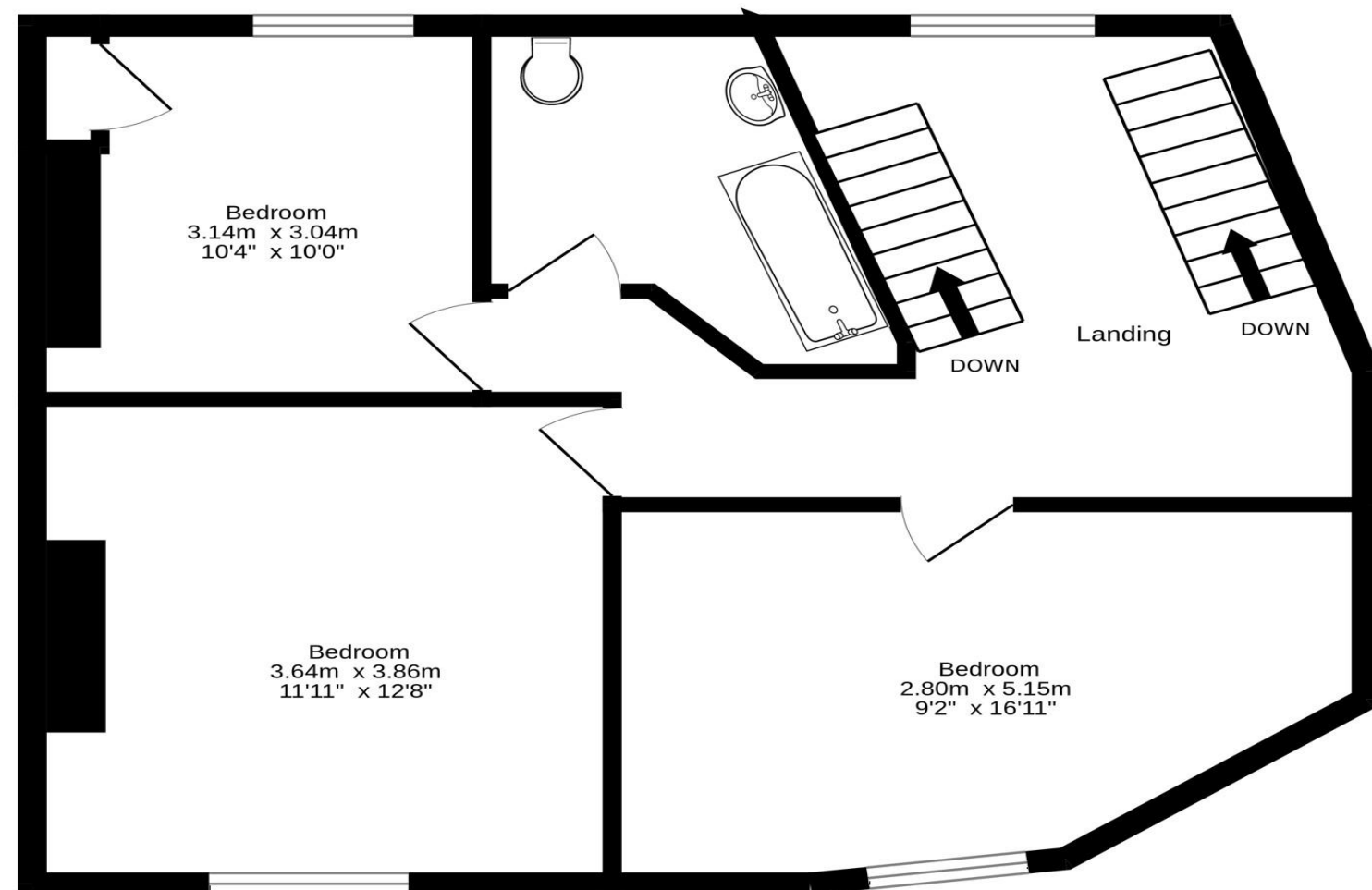
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First Floor  
53.5 sq.m. (575 sq.ft.) approx.



Second Floor  
53.0 sq.m. (570 sq.ft.) approx.



Second floor - Second floor landing where there is access to the loft | Bedroom one is a large double bedroom with views over the rooftops to Alnwick Castle | Double bedroom two has a window overlooking the town centre | Bedroom three, a smaller double bedroom, has a window to the rear and a built in storage cupboard | The internal bathroom has a bath with a shower over, wash hand pedestal basin, and wc.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Leasehold | Council Tax: Band A | EPC: C

Lease details; 999 year lease with 993 years remaining, expiring July 3016 | Ground Rent: One Peppercorn | Service/Maintenance Charge - Approx. £435 annually (Reviewed in September) | Owner of the Freehold: Christine Wardlaw | Managing Agents: AMC Property

TOTAL FLOOR AREA : 106.4 sq.m. (1146 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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