



6 Narrowgate Court

Alnwick



SANDERSON
YOUNG



6 Narrowgate Court
Alnwick, Northumberland, NE66 1HL

INVESTMENT FLAT - Generous three bedroom, maisonette flat located in Narrowgate, the historic heart of Alnwick town and minutes from Alnwick Castle and numerous shops, cafes/pubs and restaurants - positioned on the first and second floors of this purpose built Local Authority building, with a communal entrance serving only three flats - new uPVC double glazed windows (2024) and a refurbished shower room. NO UPWARD CHAIN

Price Guide:
Guide Price £150,000

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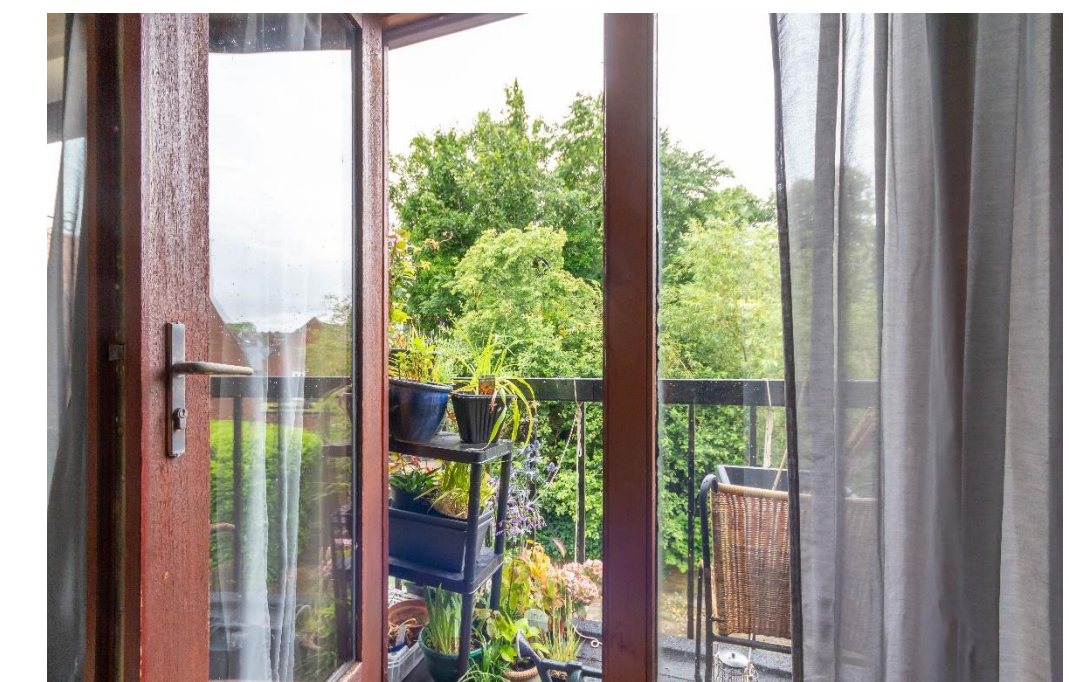


The three bedroom maisonette flat, currently let on a short assured tenancy, is one of only three apartments sharing the secure communal entrance from Narrowgate, adjacent to the memorial statue of 'Harry Hotspur' and many independent shops, cafes, pubs/restaurants. Within the last 3 years the flat has been redecorated, new uPVC windows fitted (2024) and the former bathroom refurbished into a modern shower room/wc. Ground floor - secure communal entrance with stairs leading to the

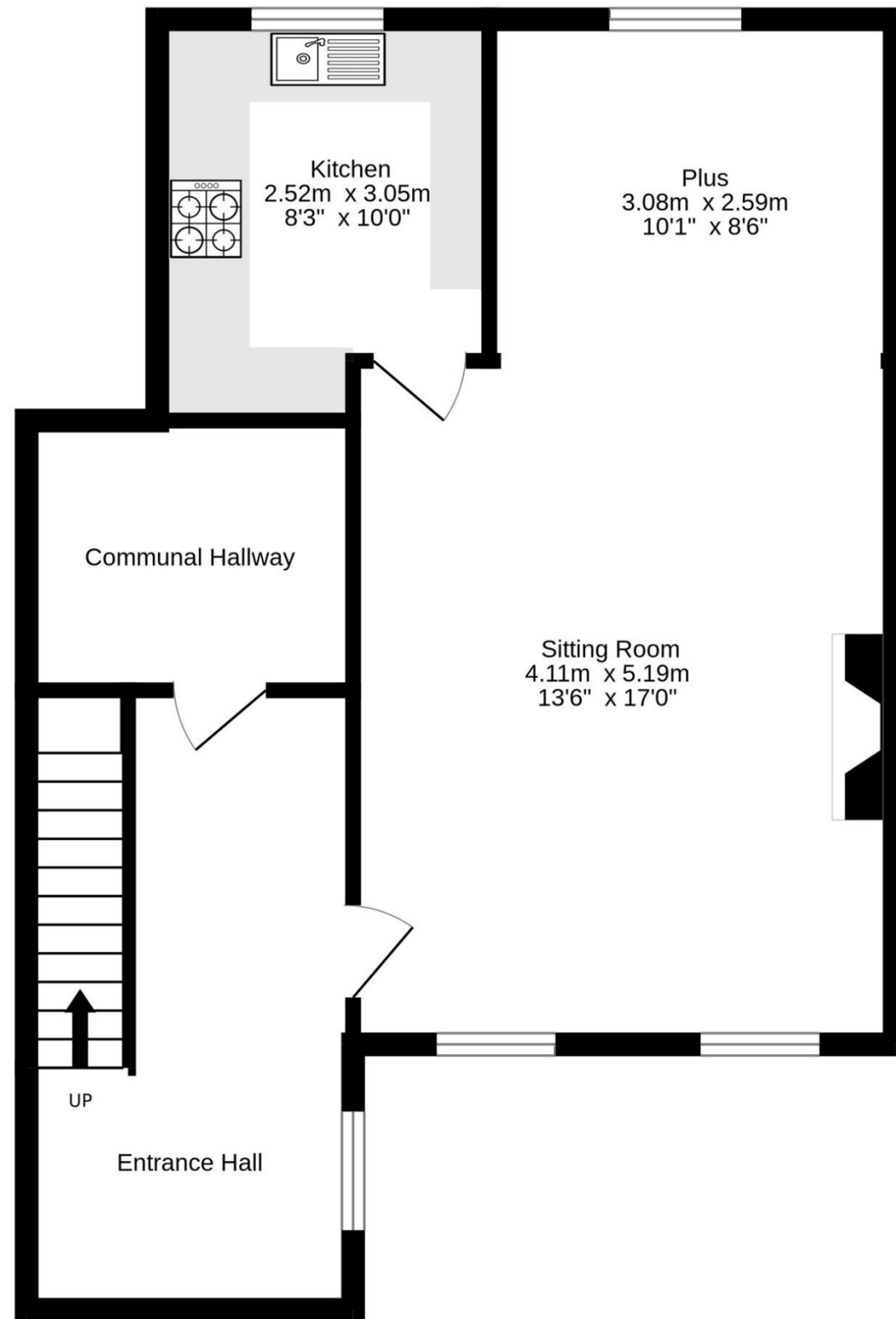
First floor - Private hallway | Large sitting/dining room with windows to the front and rear elevations and feature fireplace | Kitchen fitted with a range of cabinets, and space for a cooker, fridge/freezer and washing machine | Staircase to the second floor.
Second floor - Landing with two storage cupboards | Large double bedroom one with two windows overlooking Narrowgate | Double bedroom two, with French doors opening to a small balcony area, and sliding door wardrobes | Bedroom three with a window to the rear and recessed storage area | Refurbished modern shower room with large walk in shower with Rainfall head, wash hand basin, wc and chrome ladder radiator.



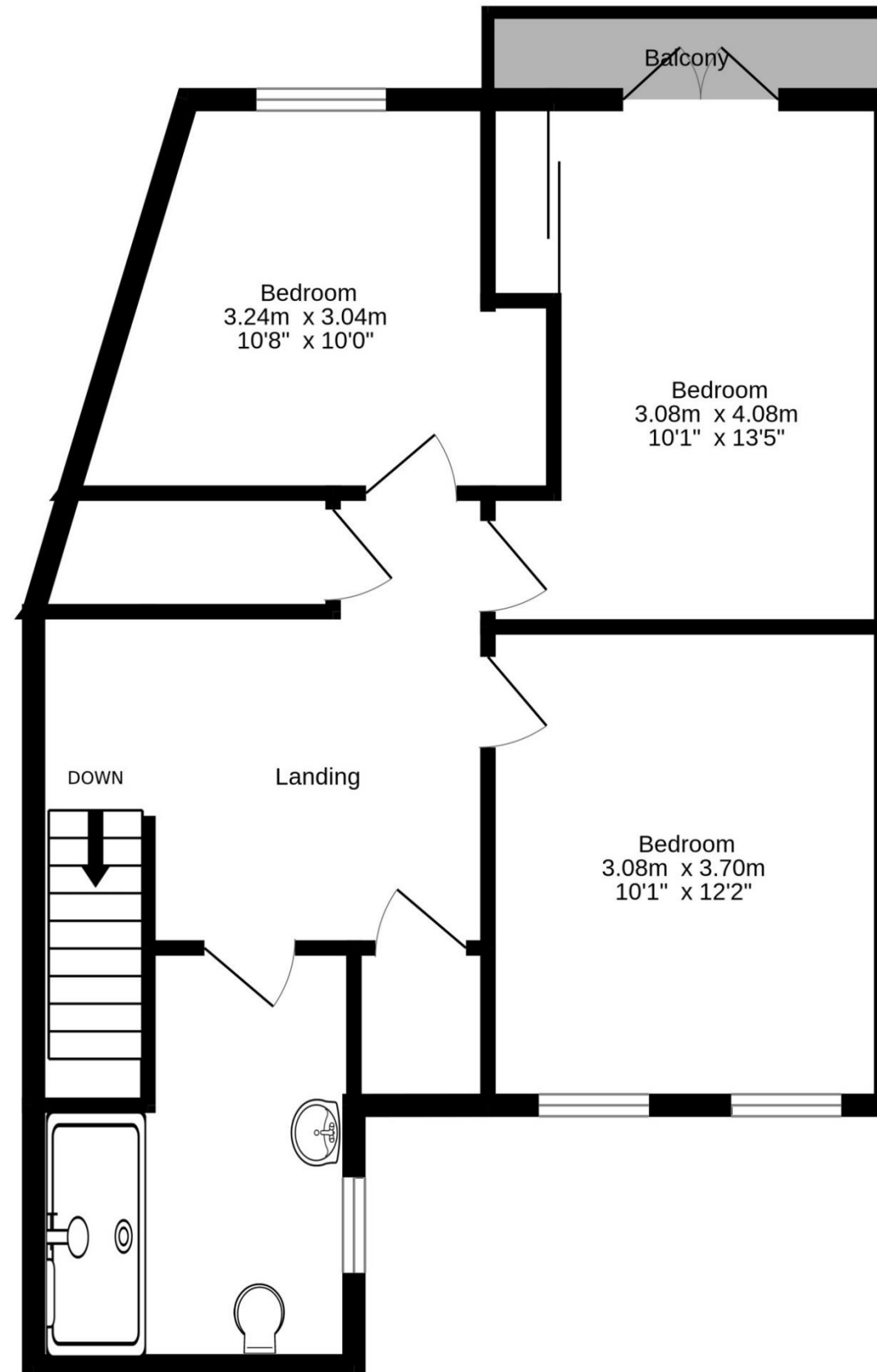
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First Floor
52.7 sq.m. (568 sq.ft.) approx.



2nd Floor
53.9 sq.m. (580 sq.ft.) approx.



On street permit parking and car parks are located close by within Alwick town centre - time restrictions do apply in certain locations.

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

Lease details: Owner of Freehold - Northumberland County Council | Lease term remaining - 90 years | Expires - 2114 | Ground Rent - Approx. £10 | Annual Service Charge - Approx. £167

TOTAL FLOOR AREA : 106.6 sq.m. (1148 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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