



# Apartment 2, Wagonway House

Wagonway Road, Alnwick



SANDERSON  
YOUNG





## Apartment 2 Wagonway House Wagonway Road, Alnwick, Northumberland, NE66 1QQ

**STYLISH & MODERN, BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT IN A FABULOUS POSITION JUST MINUTES WALK TO ALNWICK TOWN CENTRE, WITH COMMUNAL GARDENS & ALLOCATED PARKING SPACE - IDEAL FOR A VARIETY OF BUYERS, WITH NO UPWARD CHAIN**

This stunning two bedroom ground floor apartment is one of five stylish conversions within this impressive Grade II listed building, just minutes' walk to Alnwick town centre, and the popular attractions of Alnwick Playhouse, Barter Books & Alnwick Castle, Gardens & Lilidorei.

The apartment is finished to an extremely high specification throughout, retaining many traditional features with a modern and contemporary twist, and benefits from attractive communal grounds and an allocated parking space within the private gravelled parking area. The apartment has excellent natural light from the four large sash windows in the sitting room with a sunny southerly facing aspect, and dual aspect windows in bedroom two.

### Price Guide:

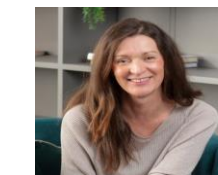
Guide Price £335,000

2 1 2 TBC  






**Accommodation** - Secure communal entrance with intercom entry system, and private ground floor entrance | Reception hallway with feature lighting and oak flooring | Impressive open plan living space, with superb fitted kitchen with central island/breakfast bar, integrated NEFF appliances to include oven, induction hob, dishwasher and fridge freezer, and Tuscan Calcutta Quartz work tops | A gas effect stove is set into a stone chimney breast in the sitting room, with sash windows and oak flooring | Good size principal double bedroom with built in double door wardrobe with access to a luxury ensuite bathroom/wc with marble tiling, modern free standing bath, walk in shower, wash hand basin set into vanity unit and wc | Second double bedroom with built in double door wardrobe | Stylish family bathroom with bath and shower over, wash hand basin set into vanity unit and wc | Laundry cupboard within the hallway, with worktop and integrated washing machine | Separate walk-in cupboard with shelving within the living room for further storage | Allocated parking for one car within the private gravelled parking area | Well maintained communal gardens.



Lizzie Beattie  
01665 600 170  
lizzie.beattie@sandersonyoung.co.uk



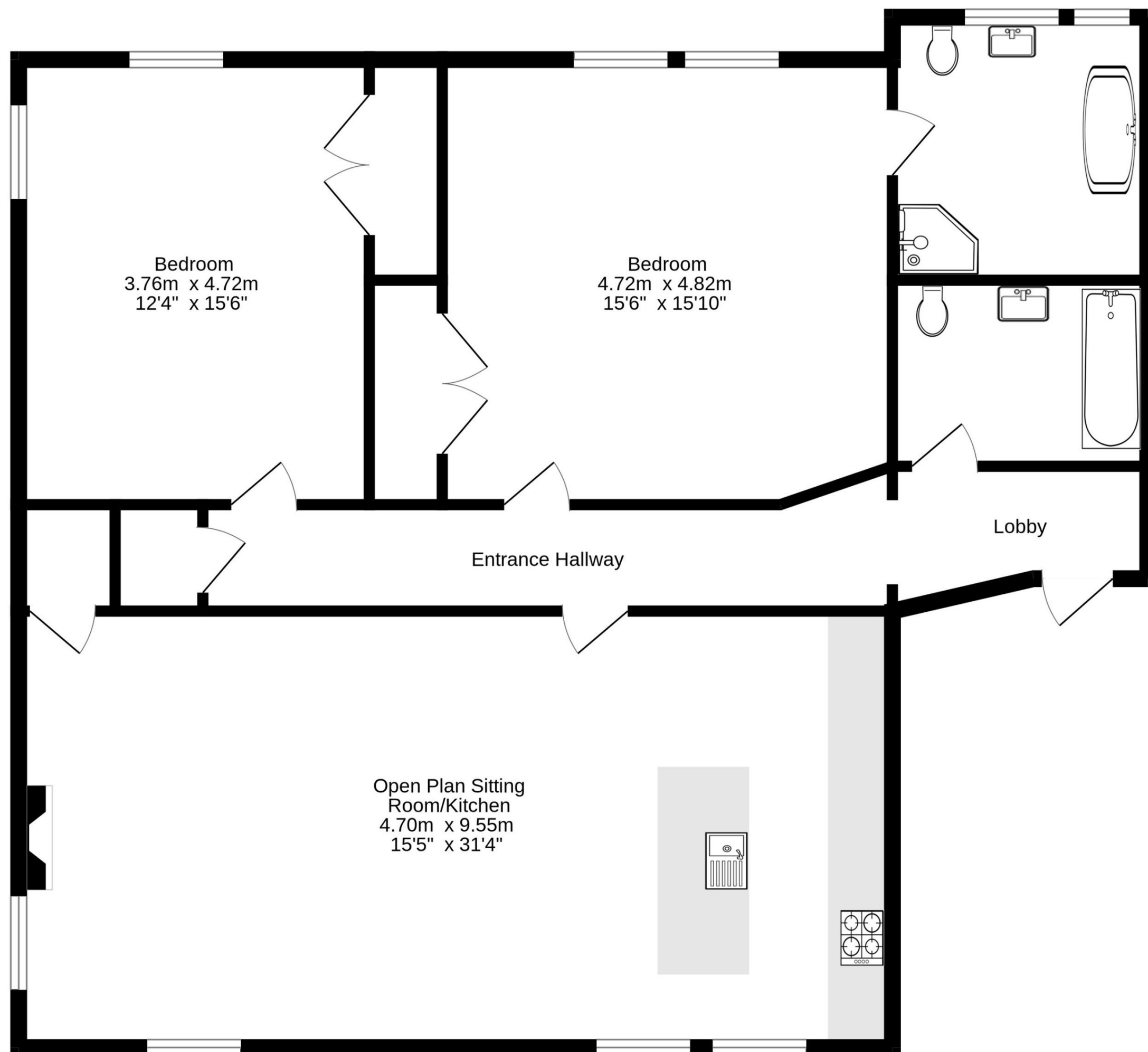


relax

soak

unwind

Ground Floor  
115.3 sq.m. (1241 sq.ft.) approx.



Wagonway House offers a great opportunity for those buyers seeking a secure central Alnwick location, ideal for downsizers looking for single storey ground floor living, young professionals or those wanting to carry on as a successful holiday let investment, or own secure second home. The conversion apartment is well placed for easy access to the A1 for commuting south to Newcastle and north to the Borders, for Alnmouth Train Station with regular direct services to Edinburgh Waverley and London Kings Cross, and Newcastle International Airport.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Leasehold | Council Tax: Band D | Grade II Listed

Lease Details: 996 Years Remaining | Ground Rent: £200 annually | Service/Maintenance Charge: £1,665 (paid in 3 instalments over the year) reviewed annually in January.

# Apartment 2, Wagonway House

Wagonway Road, Alnwick

