



# 6 Wellfield Gardens

Alnmouth



SANDERSON  
YOUNG









6 Wellfield Gardens  
Alnmouth, Northumberland, NE66 2SE

**Stylish & Substantial Duplex Apartment Boasting 1,700 sq. ft of accommodation, with three double bedrooms, fantastic open plan living, dining, kitchen with Juliet balcony, three bathrooms, allocated parking bay & garage - No Upward Chain!**

Situated within the highly desirable coastal village of Alnmouth, is this three bedroom duplex apartment which is beautifully presented throughout with modern kitchen and bathrooms. The apartment, which is situated to the third floor, has been a successful rental property for a number of years and offers good sized accommodation with fabulous views over village and towards the estuary.

**Price Guide:**  
Offers Over £495,000

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The accommodation comprises: Secure entry system into the communal hallway with lift and stair access to all floors | Private entrance at third floor level | Hallway with dual storage cupboards | Open plan kitchen, dining and living area, which is well equipped with modern cabinetry, worktops and a range of integrated appliances including double oven, hob, fridge freezer, dishwasher and washing machine. The living area offers lovely dual aspect views | Double bedroom/study | Modern bathroom with Villeroy & Boch appliances. The staircase leads up to the upper floor | Principal suite with dual fitted wardrobes, lovely Velux windows with fantastic views over the estuary, and an ensuite bathroom with four piece suite | Bedroom two with fitted storage and an ensuite shower room.

Externally, the property benefits from one allocated parking bay, as well as its own private garage with up and over door and useful storage.



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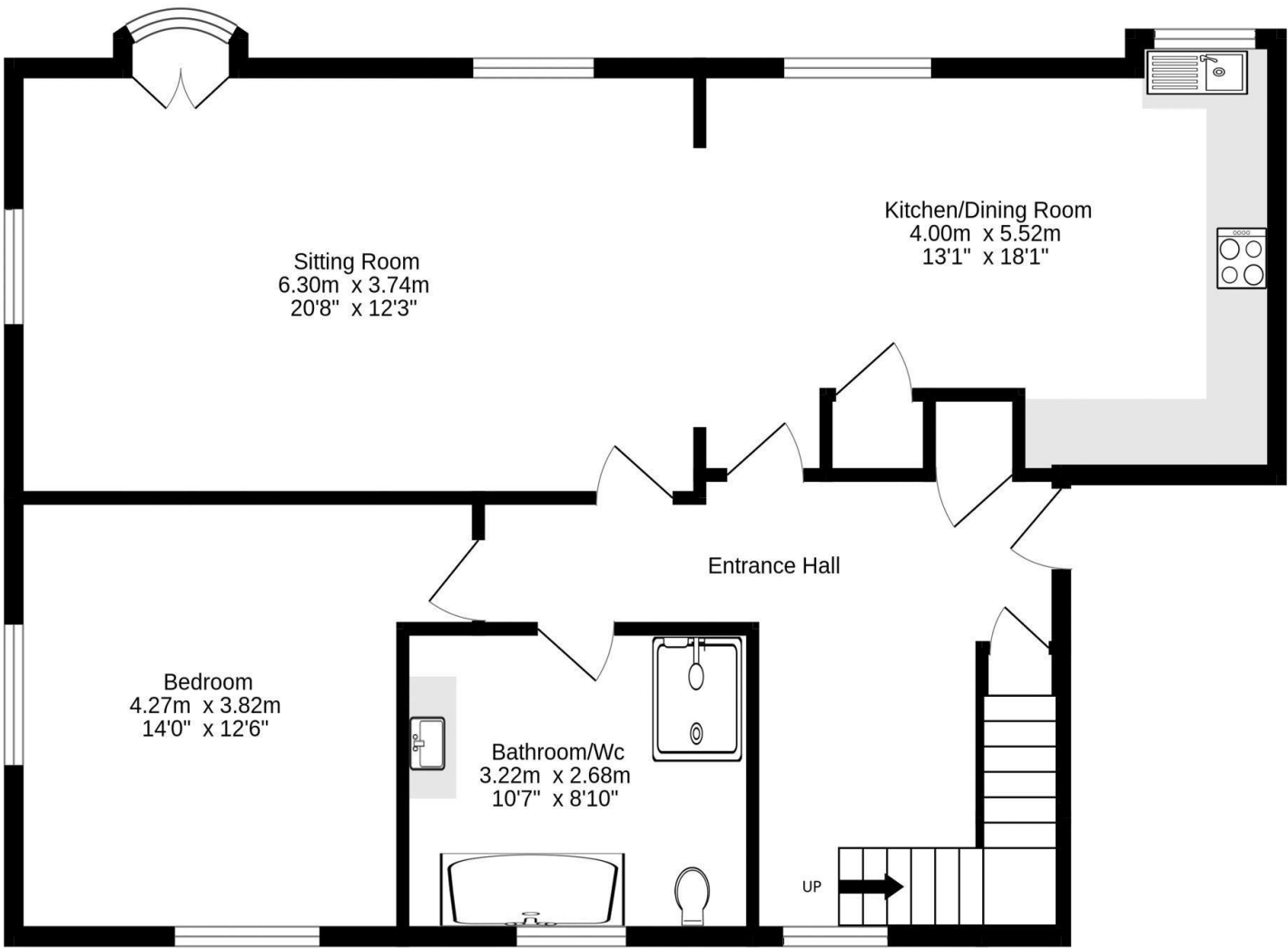




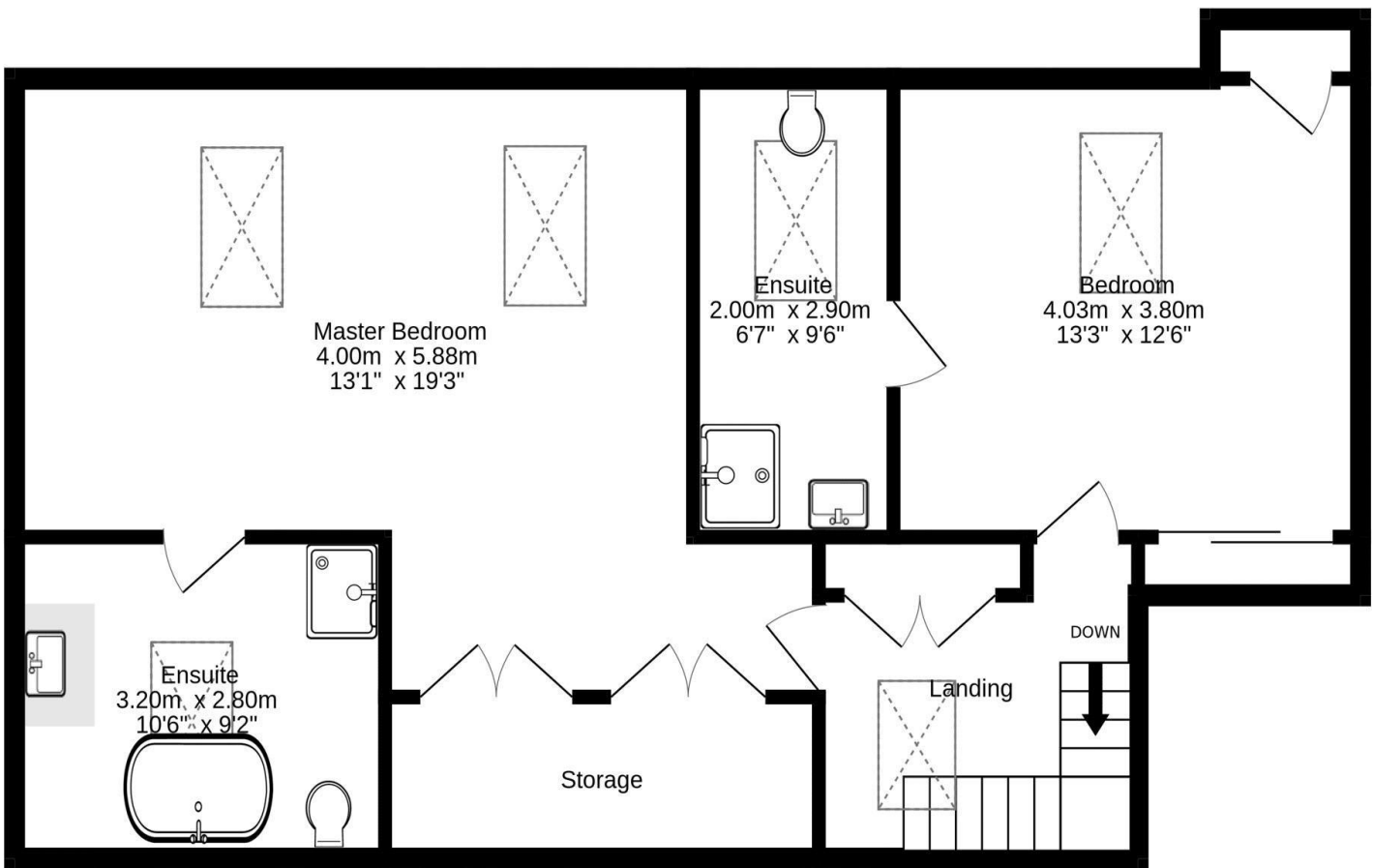




Third Floor  
81.4 sq.m. (876 sq.ft.) approx.



Fourth Floor  
76.3 sq.m. (821 sq.ft.) approx.



Alnmouth offers a great 'lifestyle' opportunity in one of the most picturesque villages on the coast, with a stunning sandy beach and estuary, many high quality restaurants, pubs and coffee shops, a Delicatessen, Art Gallery, Post Office, Links Golf Club, Sailing Club and Cricket Club. It has excellent connectivity to Newcastle, Edinburgh and London via the nearby North East main train line and the bustling market town of Alnwick, home to the Duke of Northumberland, is located just to the north of Alnmouth offering a range of shops/supermarkets, leisure facilities and schooling for all ages.

Services: Mains Electric, Gas, Water & Drainage |  
Tenure: Leasehold with a Share of the Freehold  
| Service Charge: £1,695 p.a. | Lease Remaining:  
987 years | Council Tax: Band C | Energy  
Performance Certificate: Rating B

TOTAL FLOOR AREA : 157.7 sq.m. (1697 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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