



49 Robert Adam Court

Bondgate Without, Alnwick



SANDERSON
YOUNG



**49 Robert Adam Court
Bondgate Without, Alnwick,
Northumberland, NE66 1PH**

A well proportioned and larger style, two bedroom apartment with a prime position in this popular central town retirement development, located on the top/second floor, looking over the communal grounds to the Alnwick Garden - Secure communal entrance, lift and stair access, lovely communal residents lounge, laundry room and guest/visitor suite.

The McCarthy & Stone apartment offers modern retirement living for the over 55's in the centre of Alnwick, supported by a House Manager, only minutes from the Alnwick Playhouse, Alnwick Garden and a wide variety of shops, cafes and restaurants.

Price Guide:

Guide Price £235,000

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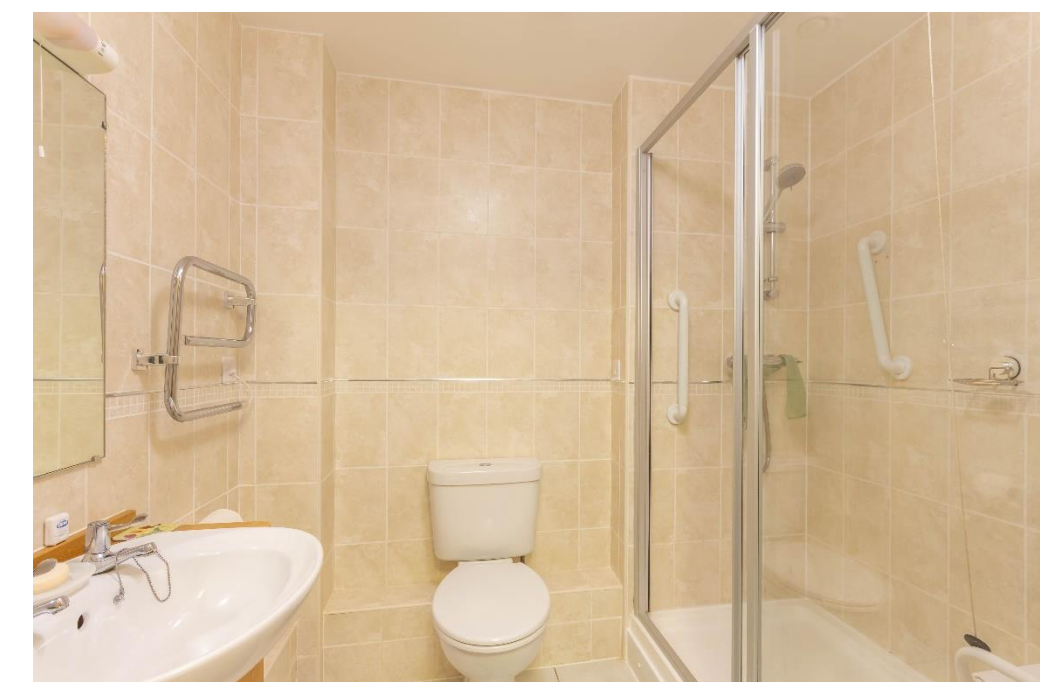


The flat, one of the larger style apartments at circa 100m², of the 56 homes in Robert Adam Court has been lived in by the current owner for the last 14 years, with recent additions of three new electric radiators with service/guarantees. The apartment is well presented with neutral decor throughout, a superb open plan living/dining room with views to Alnwick Garden and two generous double bedrooms.

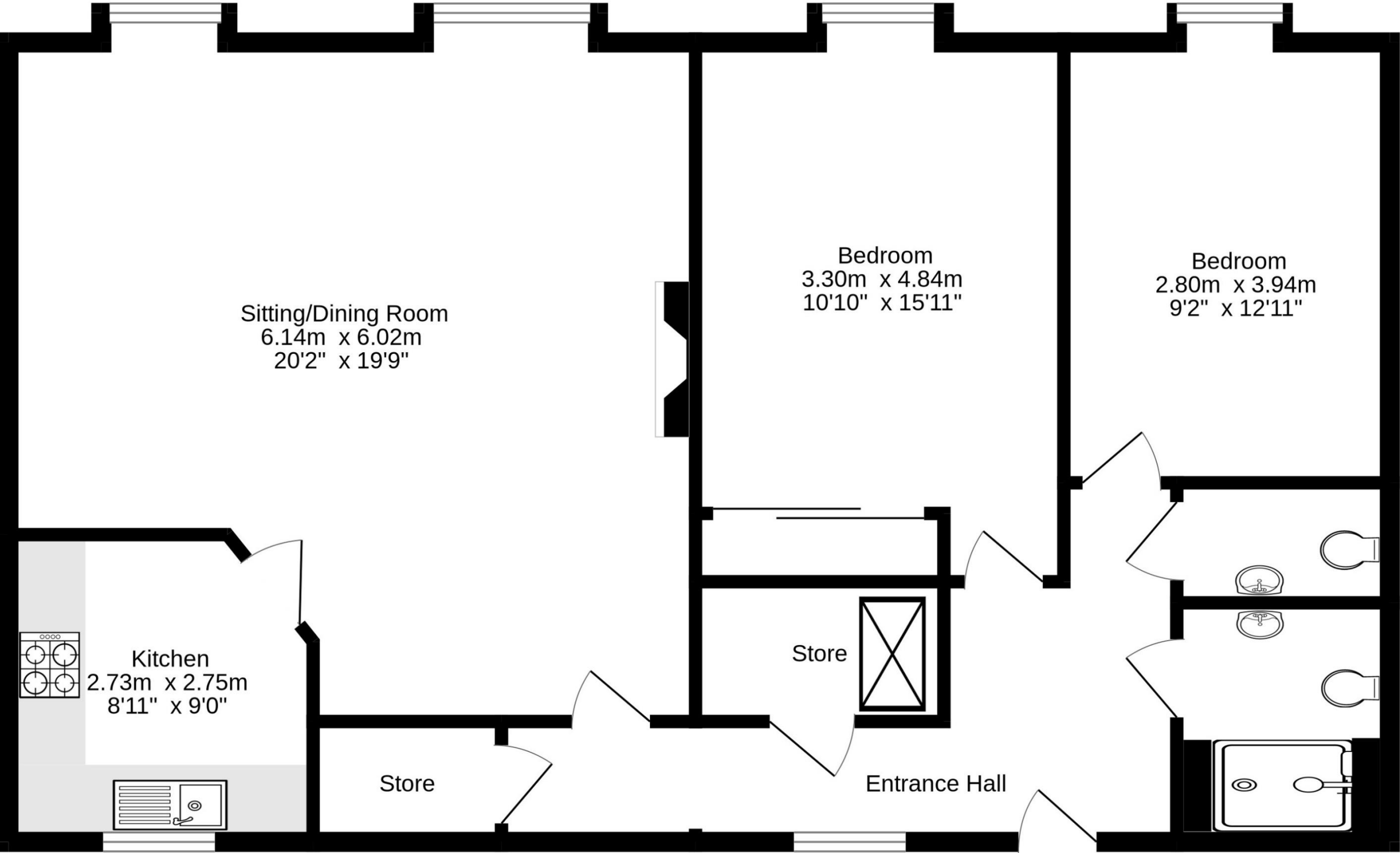
Accommodation - Secure communal entrance | Lift and staircase to the second floor | Reception hallway with two good sized built in storage cupboards | Separate cloakroom WC | An impressive open plan sitting/dining room with two windows looking towards the Alnwick Garden, feature electric fireplace and a door to the kitchen | The kitchen is fitted with a range of cabinets with an electric hob & extractor, integrated oven, space for microwave and an integrated fridge/freezer | Bedroom one is a large double bedroom with a window overlooking the Gardens with built in sliding door wardrobe | Bedroom two is another double bedroom, currently used as a study/craft room also with a free standing sliding door wardrobe and overlooking Gardens | Well appointed Shower room/WC with a double length mains shower, WC and wash hand basin.



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Ground Floor
89.1 sq.m. (959 sq.ft.) approx.



TOTAL FLOOR AREA : 89.1 sq.m. (959 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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Externally - Well maintained landscaped gardens | Residents parking for rental (subject to availability) | Secure barrier access to parking.

Services: Mains Electric, Water and Drainage | Storage Heaters | Tenure: Leasehold | Council Tax: Band D | Energy Performance Certificate: C

Lease details: 110 years remaining on lease - 125 Year Lease from 2010 | Ground rent: £495 Per Annum | Service Charges - £3,474 Per Annum, reviewed annually in March | Owner of Freehold & Managing Agents - McCarthy & Stone

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