



4 Hotspur Court

Alnwick



SANDERSON
YOUNG



4 Hotspur Court Alnwick, Northumberland, NE66 1PA

An immaculately presented and newly redecorated and carpeted, ground floor two bedroom apartment, in this popular residential development in the centre of Alnwick, with French doors opening to a small outside space, lift and stair access to the rear courtyard parking area, and allocated parking for one car - No upward chain

A lovely two bedroom ground floor apartment, occupying a lovely position overlooking the central courtyard of this popular residential development in centre of Alnwick, with easy access to the wide variety of shops, cafes/restaurants & pubs, Alnwick Playhouse and amenities the town has to offer. Northumberland's Heritage coastline is just a few miles away, making this the ideal property for those looking for either town living or as a second home/investment.

Price Guide:

Guide Price £172,500

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The apartment has been newly redecorated throughout, with new fitted carpets and benefits from a secure communal entrance from Bondgate Within and from the courtyard parking area off Hotspur Place, lift and stair access, and allocated parking for one car.

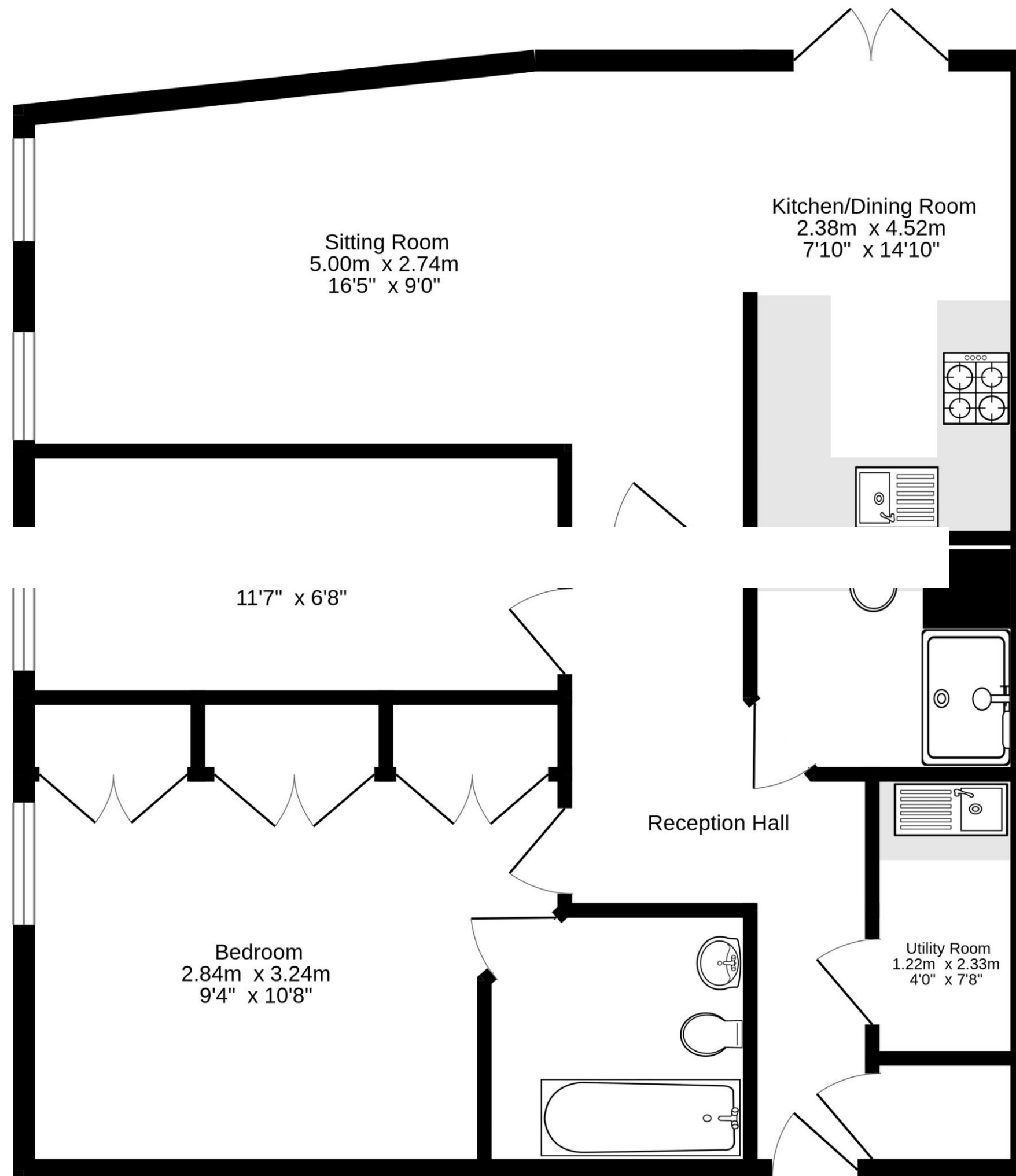
Secure communal entrance | Hallway with a large storage cupboard | Superb open plan living/dining room with a sash style bay window overlooking the front courtyard, French doors opening to a small enclosed outside space, which in turn is open plan to a fitted kitchen | Kitchen fitted with a range of cabinets with integrated appliances including; gas hob, electric oven, microwave, and fridge/freezer | Small Utility room with plumbing for an automatic washing machine and space for a tumble dryer | Master bedroom one with a sash style window overlooking the courtyard and an extensive range of fitted wardrobes to one wall | En-suite bathroom/wc | Second bedroom overlooking the courtyard | Shower room/wc comprising; double length shower and wwash hand basin and WC set into a vanity cabinet.



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Ground Floor
72.8 sq.m. (783 sq.ft.) approx.



Externally within the rear courtyard there is a single allocated parking space | NO UPWARD CHAIN

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

Lease Details; 999 year lease with 978 years remaining - expiry date 2103 | No Ground Rent | Annual Service of approx. £2,355 | Managed by Kingston Property Services LTD | Pets by approval | Owner of Freehold: CountyLife Homes Limited

TOTAL FLOOR AREA : 72.8 sq.m. (783 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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