



# 33 The Malthouse

Dispensary Street, Alnwick



SANDERSON  
YOUNG





### 33 The Malthouse Dispensary Street, Alnwick, Northumberland, NE66 1LN

**Impressive Penthouse apartment in this attractive stone conversion in the centre of Alnwick - a stunning one bedroom duplex apartment with fabulous, elevated views to Alnwick Castle, a great full width private balcony seating area, and allocated covered parking. An ideal main or second home, or commercial holiday let investment.**

The stylish apartment is located in The Malthouse, a sympathetically converted historic building in the centre of Alnwick, minutes from the numerous shops, cafes, pubs/restaurants, Market Square and Alnwick Castle & Gardens. The duplex apartment is located on the 4<sup>th</sup>/5<sup>th</sup> floor of the former Malt house, with an impressive glass frontage to both floors, a secure communal entrance leading to both a lift and a staircase to the upper floors.

#### Price Guide:

Guide Price £279,950

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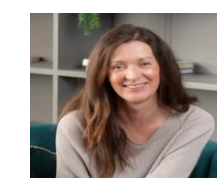






Main Floor - Entrance hallway with a staircase to the bedroom suite | Magnificent 32ft open plan living/dining area with doors opening to the private balcony | Excellent natural light to the open plan living/dining and kitchen - a great entertaining space with bespoke built in cabinets & storage | Contemporary kitchen fitted with a range of modern cabinets, with a large L-shaped central island with breakfast bar/stools and integrated appliances | Study/guest bedroom space - with access to a storage/utility area | Well appointed bathroom with a bath with shower over, WC and basin.

Upstairs - Fabulous double bedroom with a Juliet balcony and windows giving fantastic views over Alnwick to the Castle and Pastures beyond | First floor landing with a large built-in wardrobe | Shower room with a separate walk-in shower, WC and basin.



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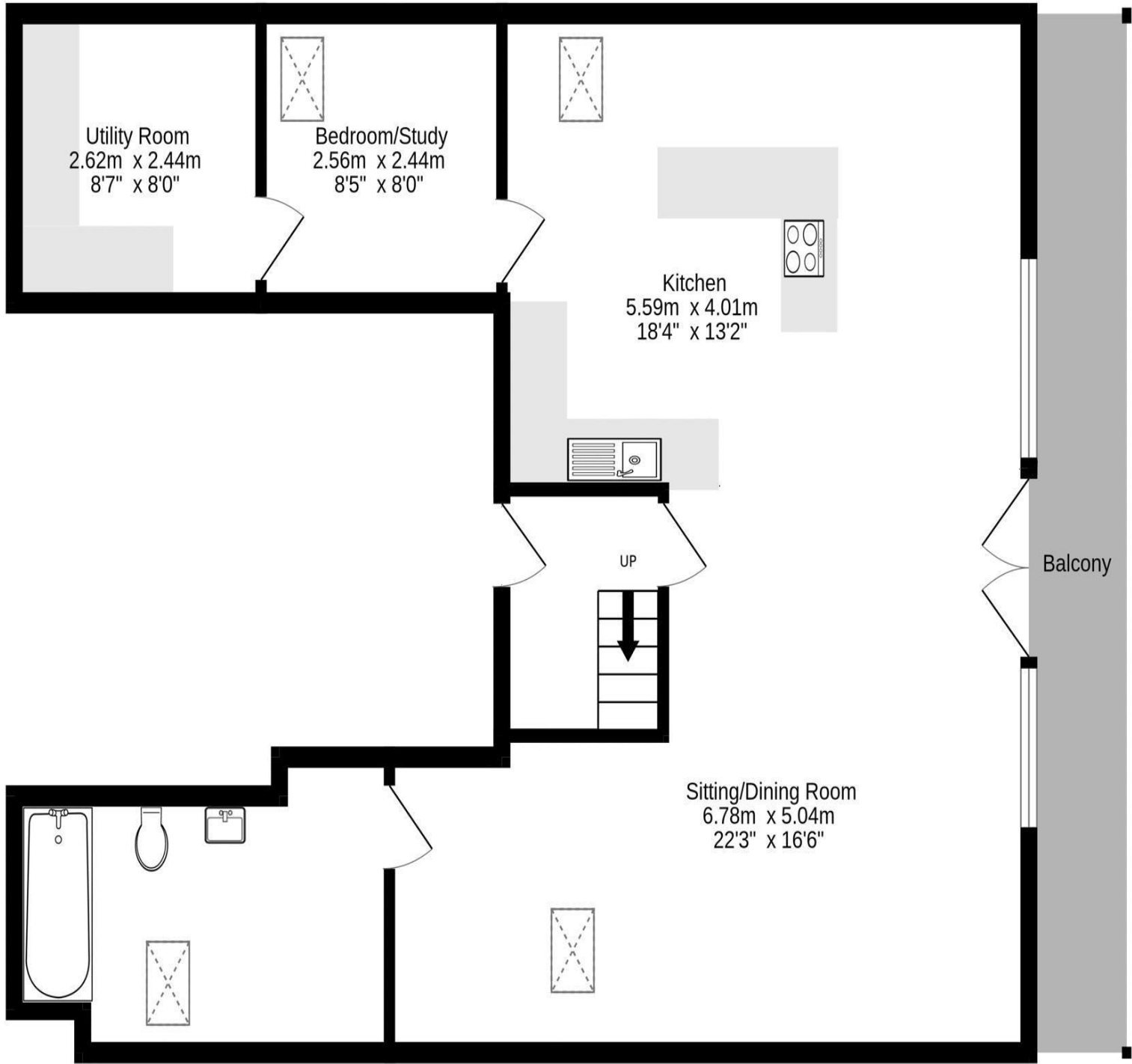




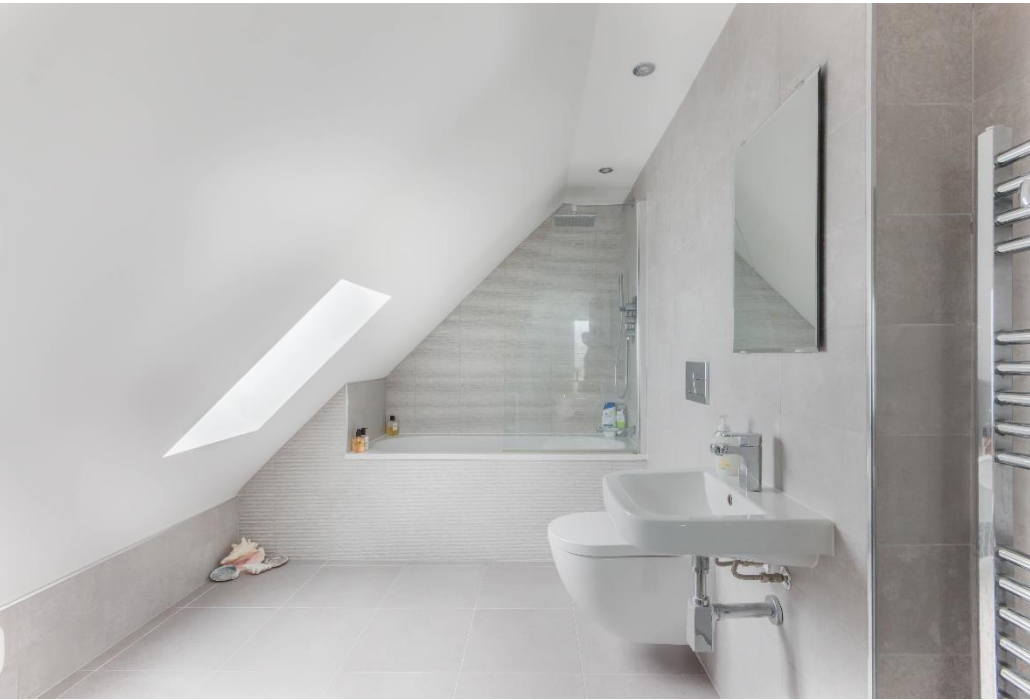
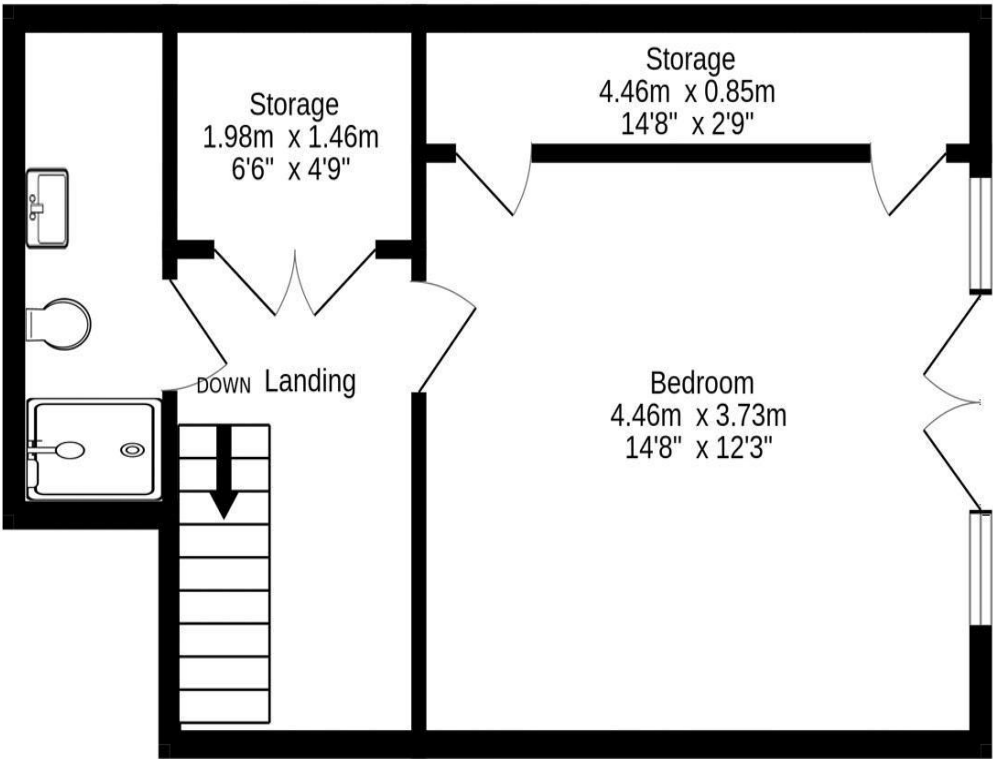




Main Living Floor  
73.3 sq.m. (789 sq.ft.) approx.



Top Floor  
33.4 sq.m. (359 sq.ft.) approx.



Alnwick offers a fabulous lifestyle opportunity, whether as a main residence or holiday home, with a vibrant community, numerous tourist attractions including Alnwick Castle. Lilidorei, and Alnwick Garden. The market town has a wide variety of independent shops, cafes & pubs, and places of cultural interest including the Alnwick Playhouse & Cinema, and Barter Books, one the largest second hand bookstores in the country. The beautiful Northumberland coastline is easily accessible, with its miles of sandy beaches and historic Castles, as is the Cheviot Hills with lovely hill & valley walks.

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

Lease Details: 92 Years Remaining | Expiry Date of Lease: 2117 | Ground Rent: £100 per annum | Service Charge: £3,800 Service per annum to include maintenance of lift, cleaning of communal areas, window cleaning, all external repairs and insurance | Managing Agents & Owner of Freehold: Residential Management Group

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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