



24 Robert Adam Court

Bondgate Without, Alnwick



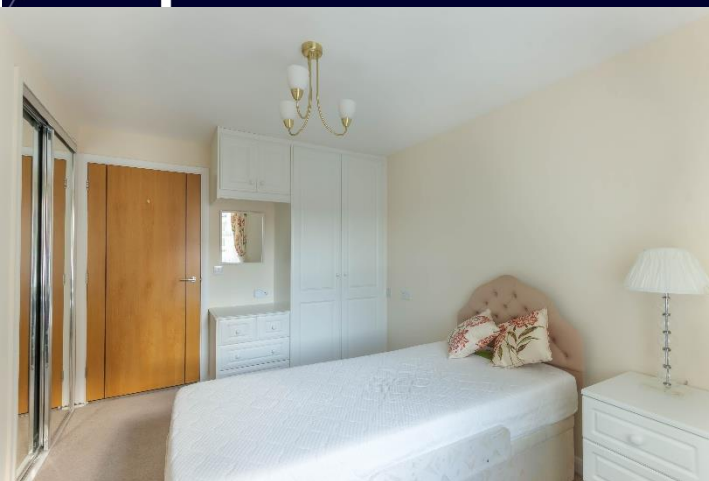
24 Robert Adam Court, Bondgate Without, Alnwick, Northumberland, NE66 1PH

A lovely one bedroom apartment, with French doors to a Juliet balcony, located on the first floor of this popular over 55's Robert Adam Court development in the centre of Alnwick - constructed by McCarthy and Stone, the apartment offers modern retirement living supported by a House Manager, attractive communal gardens and easy access to a wide variety of shops, cafes, and pubs/restaurants, Alnwick Playhouse and Garden - No Upward Chain

The excellent, one bedroom apartment is accessed via a secure entry system to a large residents lounge, with communal hallways with both lift and staircase to the first floor - the property benefits from the use of a communal lounge and laundry room, with a guest bedroom suite available on request.

Apartment - Private entrance to an entrance hallway with a built in cupboard | Lovely sitting/dining room with an electric fire and French doors opening to Juliet balcony overlooking the main entrance and residents car park | Well appointed Kitchen fitted with a range of cabinets and integrated appliances; electric hob & extractor, oven and fridge/freezer | Spacious double bedroom with a window overlooking the main entrance sliding mirror door wardrobes and additional built in wardrobes and drawers | Internal bathroom comprising; bath with shower over, wash hand basin in a vanity cabinet, WC, chrome ladder radiator and large built in airing cupboard.





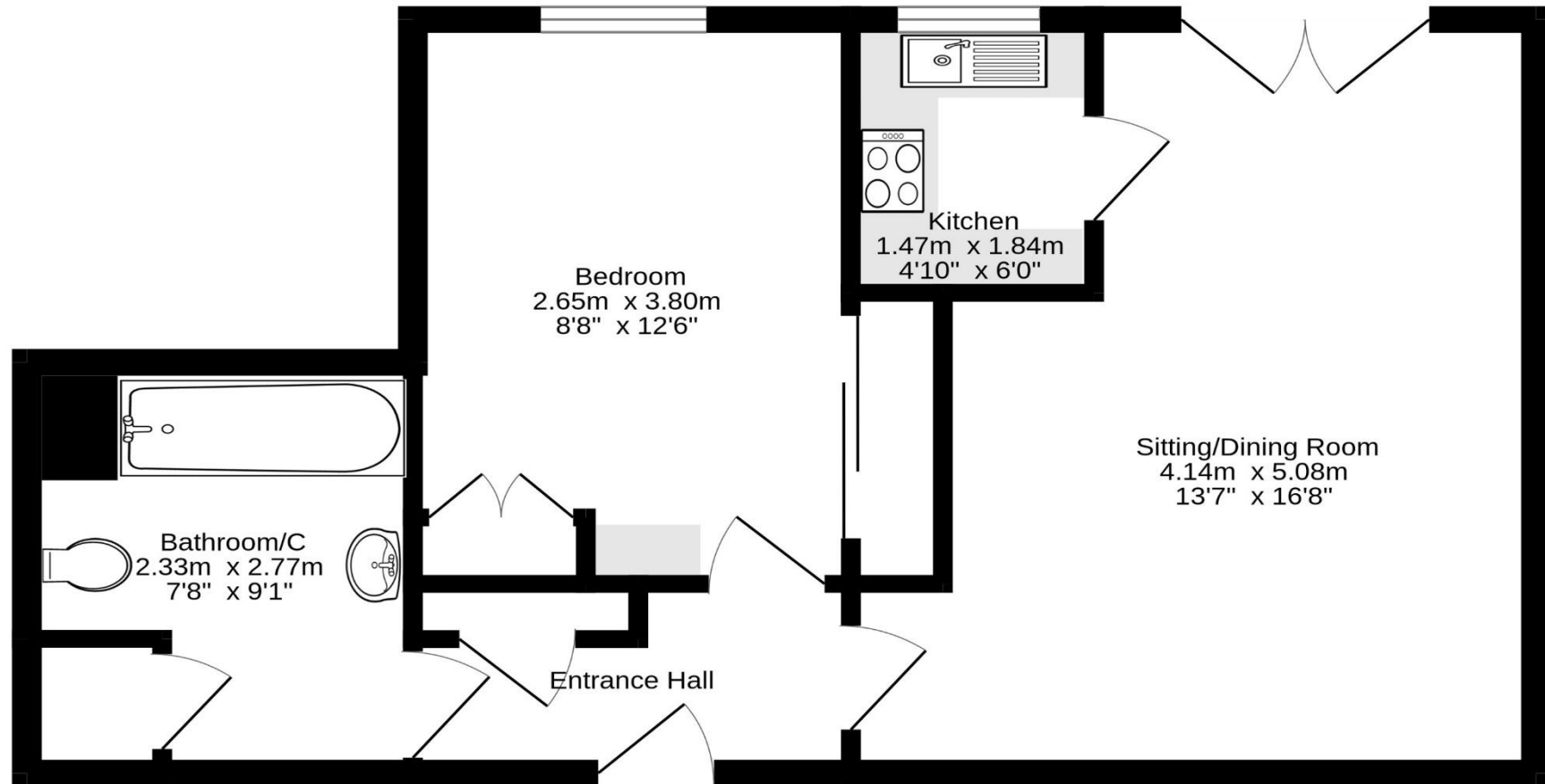
Externally - Well maintained communal landscaped gardens | Residents parking for rental (subject to availability) | Secure barrier access to parking.

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 - Expiry date of Lease - 30/05/2135 (125 year lease from 2010) | Ground rent: £212.50 Per Annum | Service Charges - £2,316 Per Annum, to include water, repairs, maintenance, improvements, insurance, communal areas inc. gardens and car park reviewed annually in March | Owner of Freehold & Managing Agents - McCarthy & Stone

Guide Price £110,000

Ground Floor
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA : 40.7 sq.m. (438 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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