



26 Westgate House

Alnwick, Northumberland, NE66 1XP

O.I.R.O £72,500

Ref: W3

We welcome to the market this well presented spacious one bedroom first floor apartment, which is conveniently located within easy reach of the shops and amenities of the historical market town centre of Alnwick.

The property comprises of a modern fitted kitchen, living room, bedroom and bathroom, double glazing and gas fired central heating. Outside the apartment there is a communal seating/drying area, along with an allocated storage shed. It also benefits from residents parking.

The market town of Alnwick offers a range of amenities including numerous shops, restaurants, hotels, public houses, theatre/cinema, leisure centre with swimming pool and schooling for all ages. Northumberland's Heritage Coastline is just a few miles away with its dunes, picturesque harbours and sandy beaches. Access to the remainder of the region is available via the A1 trunk road leading north to Berwick and Scotland and south to Morpeth and Newcastle upon Tyne. There are further commuting possibilities available via the main East Coast railway station at Alnmouth, with direct regular services to Newcastle Central, London's King Cross and Edinburgh's Waverley Station.



Entrance Hall

With two good sized storage cupboards and laminate flooring.

Kitchen

11'8 x 8'9 (3.56m x 2.67m)

Fitted with a range of white country style wall and base units, with black granite effect worktop surfaces and black tiled splash back and up stands. Single gas oven with a four ring gas hob and cooker hood above. One and a half bowl stainless steel sink and drainer with mixer tap below a double window to the front. Plumbing for an automatic washing machine. Central heating boiler. Central heating radiator.

Lounge

11'4 x 11'8 (3.45m x 3.56m)

A triple window to the front of the apartment with central heating radiator below. Three power points, television and telephone point. Laminate flooring.

Bedroom 1

11'3 x 11'5 (3.43m x 3.48m)

A double bedroom with a double window to the front and central heating radiator below. Three power points.

Bathroom

6'6 x 5'5 (1.98m x 1.65m)

A fully tiled bathroom, fitted with a white three piece suite, including a bath with shower above, a single frosted window to the rear and a wash hand basin and toilet. Storage cupboard and a towel rail.

Outside

There is a communal paved courtyard with a

seating/drying area. An allocated storage shed and resident parking.

General Information

Full double glazing

Full gas central heating

All fitted floor coverings are included in the sale

All mains services are connected

Tenure - Leasehold

Approx £100 per year - rent and maintenance charges

Council Tax Band A

Energy Rating C

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

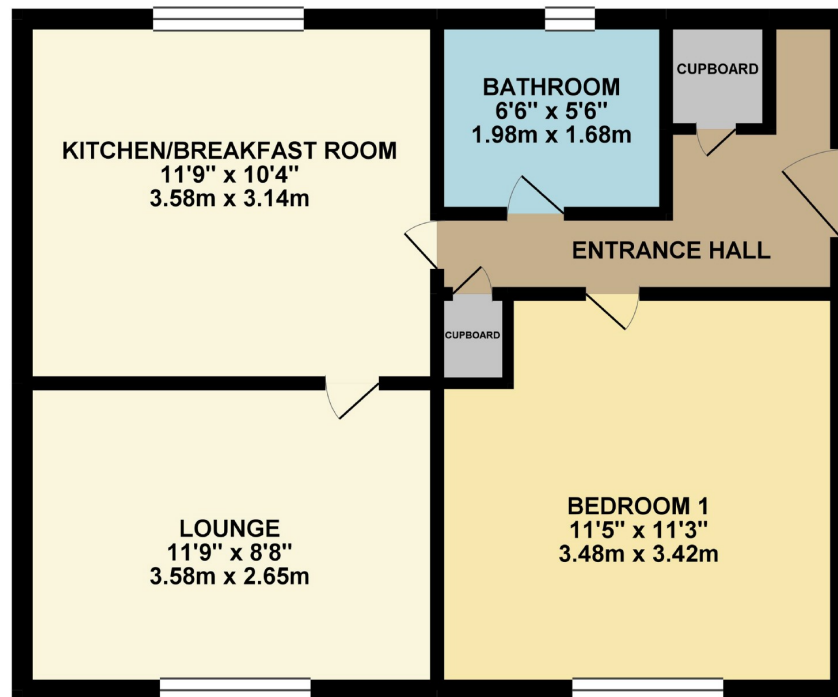
Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.



GROUND FLOOR 439.81 sq. ft.
(40.86 sq. m.)



TOTAL FLOOR AREA - 439.81 sq. ft. (40.86 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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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