



# 3 WRIGHT SQUARE

## ROTHBURY

AYRE  
PROPERTY  
SERVICES

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# £185,000

GUIDE  
PRICE

A well-appointed first floor apartment within a discreet private development close to the centre of Rothbury. Built by the award-winning developer County Life Homes, Wright's Square enjoys a quiet location set back from the village street and incorporates paved courtyards and parking areas, sculpture and mature trees and plantings. Accommodation comprises Ground Floor Entrance Lobby, Sitting Room/Dining Room, fitted Kitchen, Utility, 2 Bedrooms and 2 Bathrooms (1 en-suite). The kitchen has fitted wall and base units with integral electric oven and gas hob, fridge, freezer, microwave and dishwasher. Glazed double doors in the sitting room open to a Juliet balcony. Externally, there is one designated car parking space.

## Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Cragside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, bank, golf club, professional and medical services and a full range of local shops. The new Shell forecourt in Thropton is a mile away.

## Services

Mains electricity, drainage and water. Gas Fired Central Heating.

## Postcode

NE65 7BF

## Local Authority

Northumberland County Council

Tel: 01670 627 000

## Council Tax

Council Tax Band C - £2,094 2024/25

## Tenure

Leasehold

999 Years from 1st January 2004

978 Years remaining

## Title Numbers

ND139891

## Viewing

Strictly by appointment with the selling agents.

## EPC Rating

Current Rating - C

Full report available upon request.

## Location

For detailed directions please contact the selling agents.

## Agents Note

The property has a Stannah stair lift which can be included in the sale if required.

Details Prepared September 2024  
Property Reference ARV 89380540



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Connectivity

### Broadband

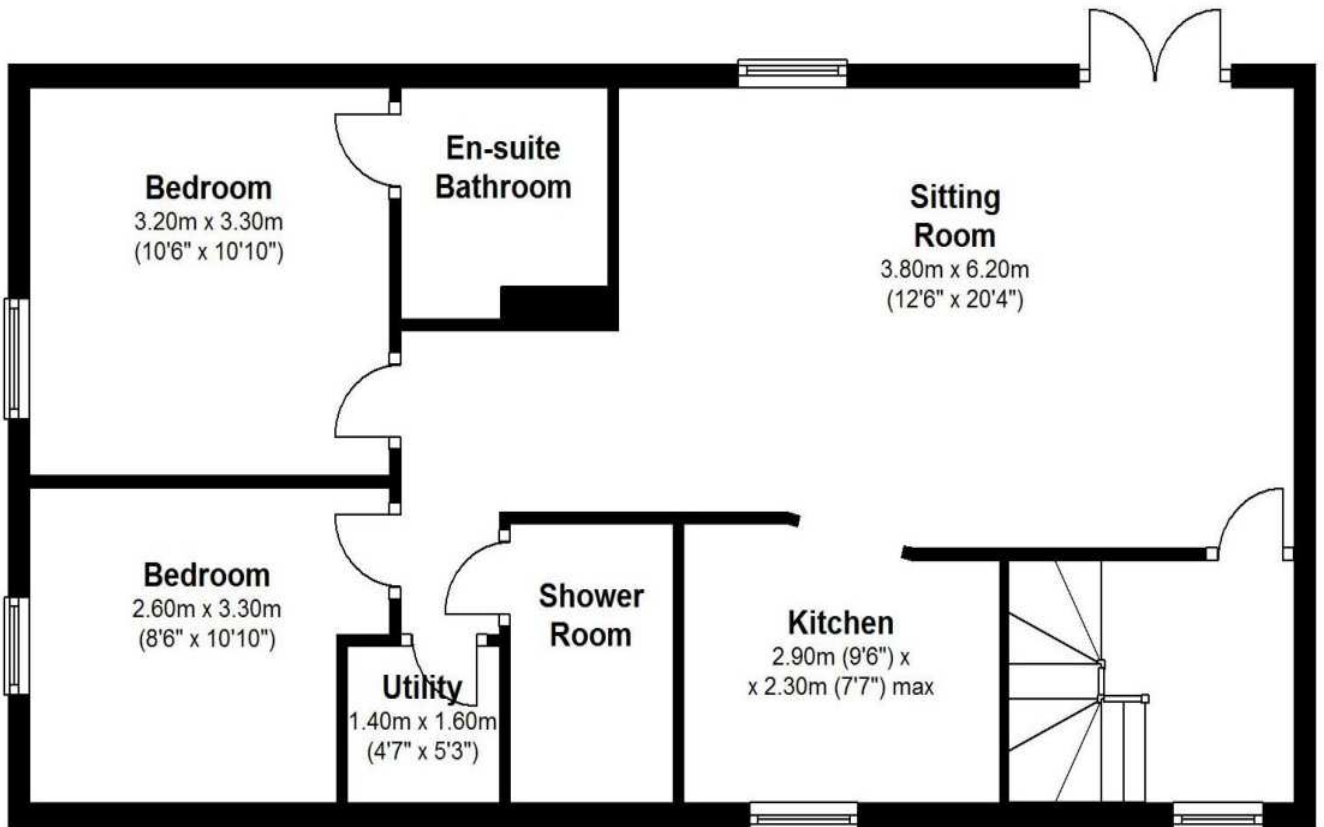
Basic	18 Mbps
Superfast	80 Mbps
Ultrafast	980 Mbps

### Satellite / Fibre TV Availability

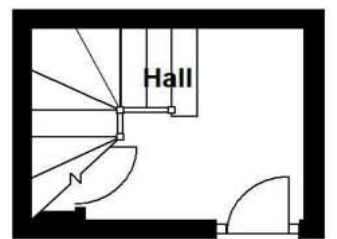
BT	✓
Sky	✓
Virgin	✗

### Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●



First Floor



Entrance Ground Floor



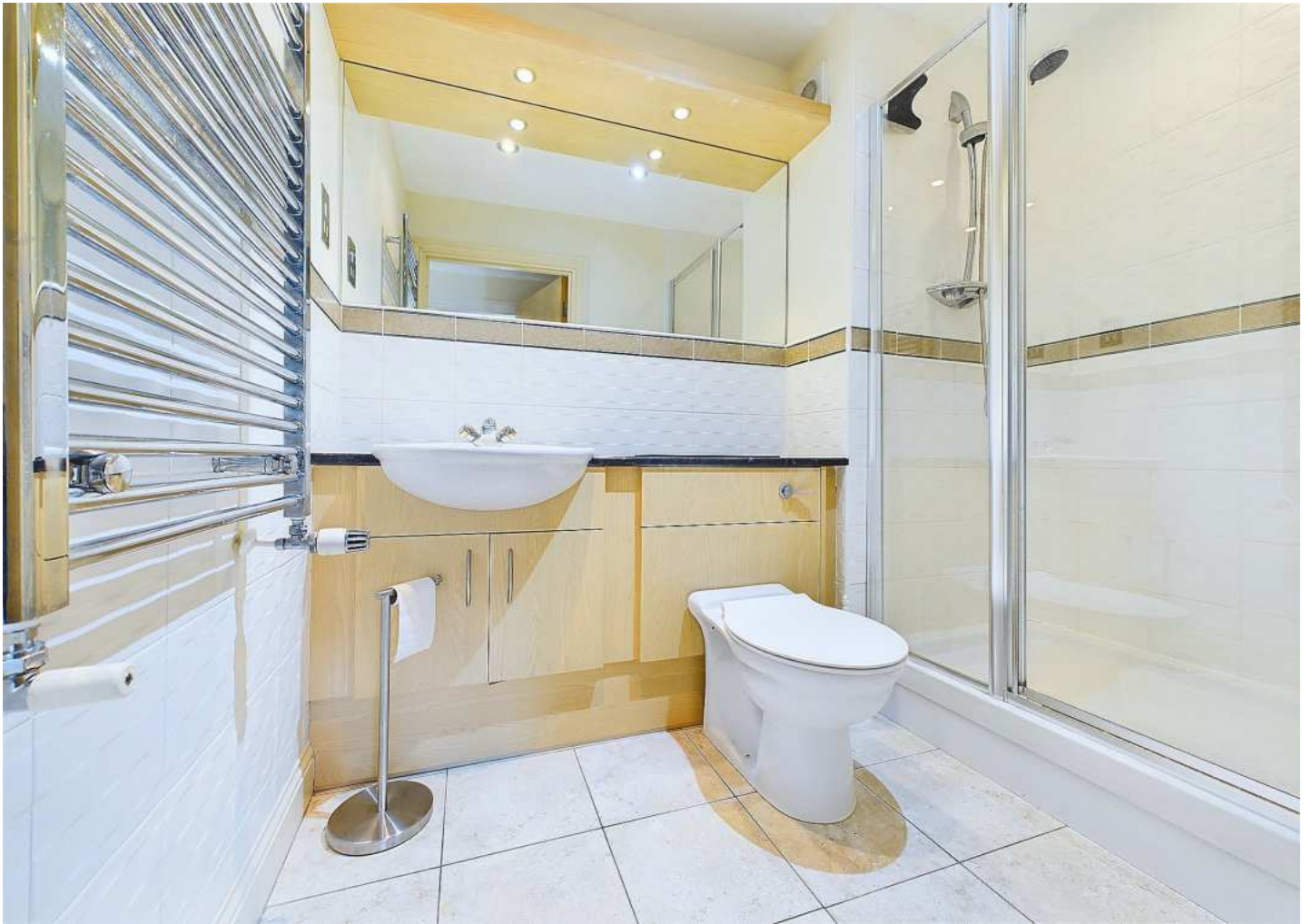


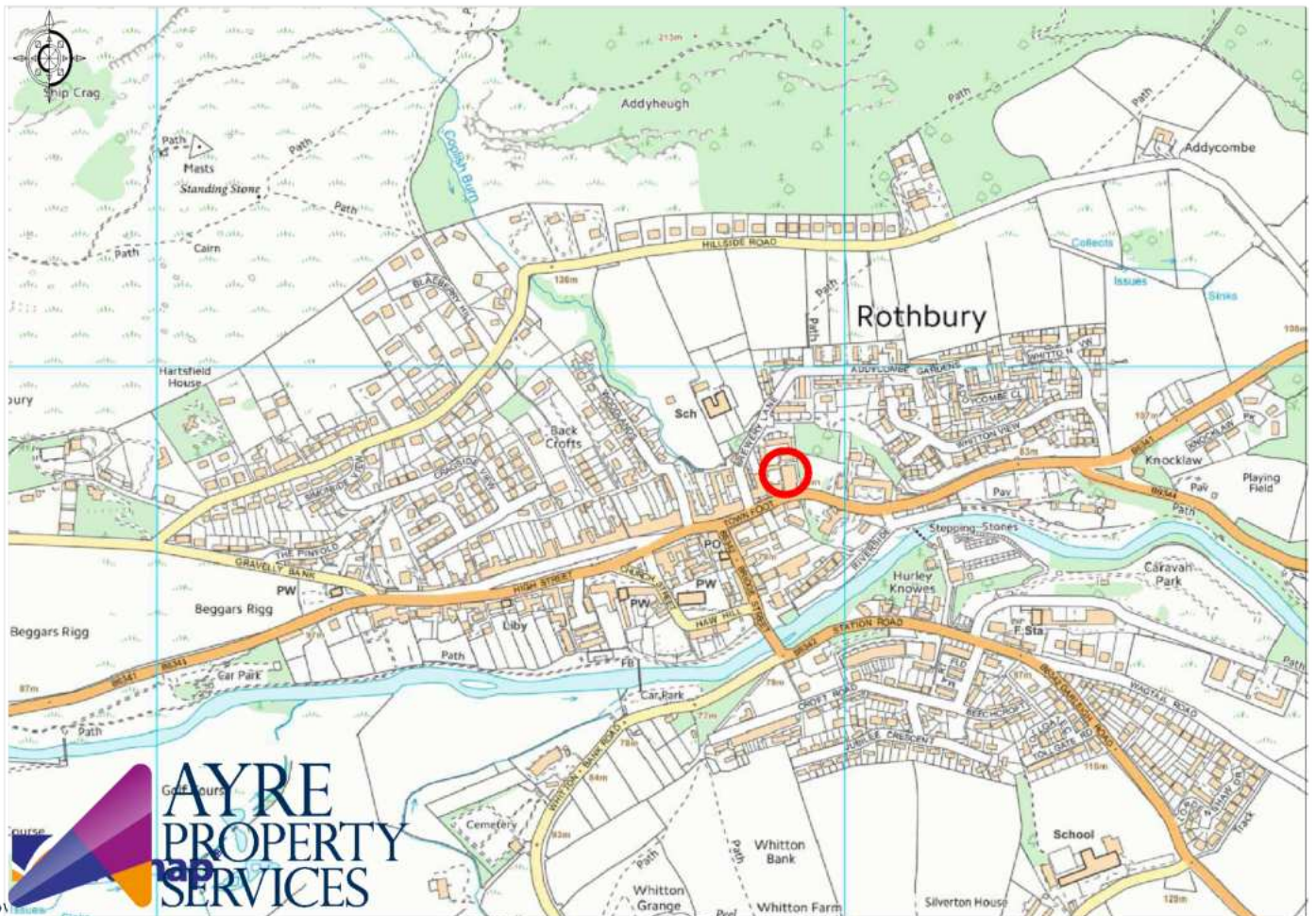












**Important Notice**

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but