Towergate | Alnwick | NE66 1LE

£102,000

Stylish, move-in ready second-floor apartment in the heart of Alnwick, featuring bright open-plan living, a sleek modern kitchen, and a west-facing Juliet balcony. With lift access, allocated parking, and no onward chain, it's an ideal choice for first-time buyers, downsizers, or investors alike.

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X 1 x 1 X 1

SECOND FLOOR APARTMENT

NO ONWARD CHAIN

OPEN PLAN LIVING SPACE WITH JULIET BALCONY

DOUIBLE BEDROOM WITH FITTED WARDROBES

INTEGRATED KITCHEN APPLIANCES

SEPARATE UTILITY CUPBOARD

TOWN CENTRE LOCATION

ALLOCATED PARKING SPACE

For any more information regarding the property please contact us today

Immaculately presented and ready to move straight into, this superb second-floor apartment enjoys a prime position in the heart of Alnwick town centre. Offering both comfort and convenience, the property is ideally suited to first-time buyers, downsizers, or investors seeking a strong buy-to-let opportunity.

Accessed via a well-maintained communal entrance with lift service to all floors, the apartment benefits from a private allocated parking space—an increasingly rare feature in such a central location.

The accommodation is thoughtfully arranged with a bright, west-facing open-plan living area, allowing for an abundance of natural light throughout the afternoon and evening. A Juliet balcony adds an airy, contemporary touch, perfectly complementing the living space which flows seamlessly into the modern kitchen. The kitchen is fitted with a range of integrated appliances, while a separate utility cupboard provides plumbing for a washing machine and houses the gas central heating boiler.

The bedroom is generously proportioned and features an entire wall of fitted wardrobes, offering excellent storage with a combination of hanging rails and shelving. The stylish shower room is finished with a large double shower cubicle, mains-powered shower, and sleek wet-wall panelling for a clean, modern look.

Additional benefits include gas central heating via radiators, ensuring year-round comfort, and the significant advantage of no onward chain, making for a smooth and straightforward purchase.

A fantastic opportunity to acquire a low-maintenance, high-quality apartment in a sought-after location.

Entrance hall
Telephone entry intercom, radiator, doors to; utility cupboard, bathroom, bedroom, open plan living space

Utility cupboard 5'4 x 4' (1.62m x 1.22m)
Plumbing for washing machine, gas central heating boiler, fitted shelves, electric fuse box

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Bathroom 6'5 x 7'6 (1.96m x 2.29m)
Double shower cubicle with wet-wall panels, sliding glass doors, grab rails, and mains shower. Wall mounted wash-hand basin, WC with concealed cistern, chrome ladder style radiator, tiled walls, fitted cupboard with shelves, extractor, laminate floor

Open plan living space 22'8 x 12'6 (6.91m x 3.81m) to widest point
Living area – composite double glazed French doors with a Juliet balcony, radiator.
Kitchen area – fitted white wall and base units with tiled splash-backs, incorporating; integrated gas hob with extractor hood, electric oven, integrated fridge freezer, integrated dishwasher, single stainless-steel sink.

Bedroom 8'4 x 13'9 (2.54m x 4.19m)
Double glazed sash window, fitted wardrobes with shelves and drawers, radiator, TV aerial point.

Externally
Allocated parking space.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: FTTP
Mobile Signal Coverage Blackspot: No

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

The property cannot be used as a holiday-let rental

ACCESSIBILITY
This property has accessibility adaptations:

- Wide Doorways
- Lift access

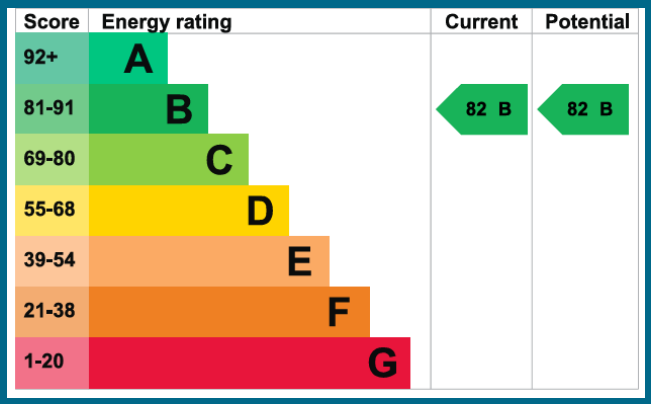
TENURE
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 150 years from 30th August 2011
Ground Rent: £100 per annum.
Service Charge: £1514.78 per annum to be reviewed in April 2027

COUNCIL TAX BAND: A

EPC RATING: B

AL009026 DM/HH/06.05.2026/V.1 amended price 9.6.2026 HH



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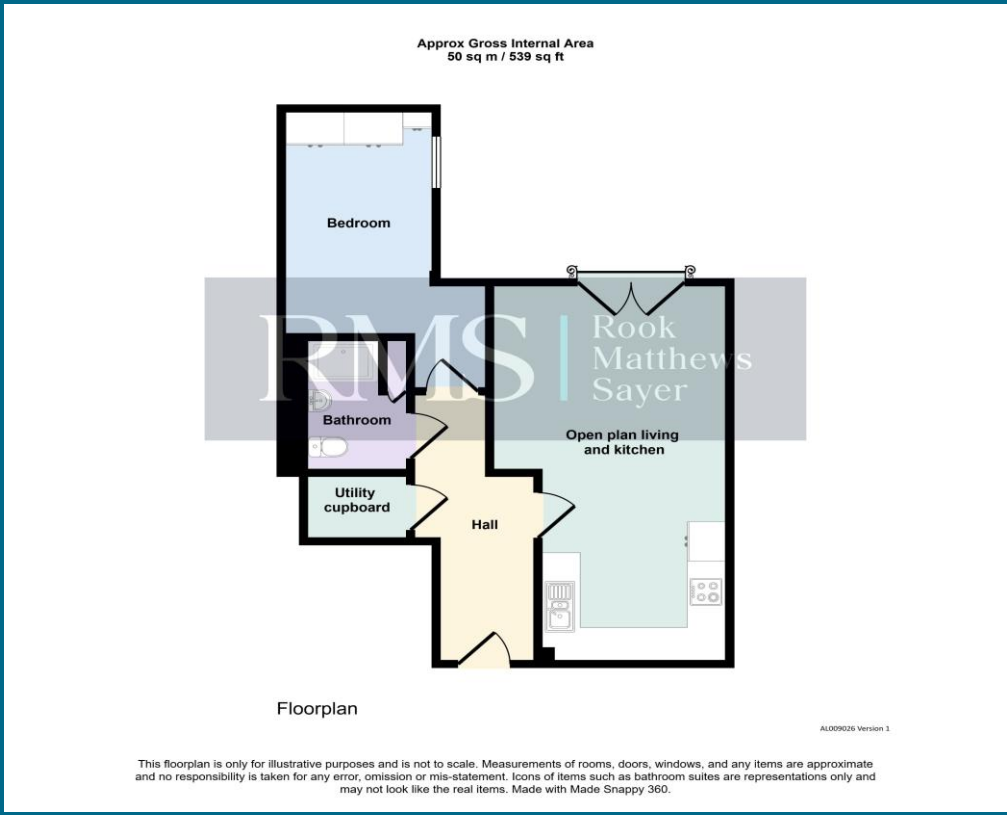

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

The Property Ombudsman

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