



13 The Malthouse

Dispensary Street, Alnwick



13 The Malthouse, Dispensary Street, Alnwick, Northumberland, NE66 1LN

A stylish and well presented, two bedroom apartment, situated on the first floor of this stunning conversion & new build development in the centre of Alnwick - the apartment occupies a lovely corner position with dual aspect windows and access to a private south & west facing balcony and Juliet balcony - allocated parking for one car to the front of the building - an ideal main, second home or holiday let investment - NO UPWARD CHAIN.

The excellent apartment, a very successful holiday let since 2018, is located in the centre of Alnwick, only minutes from a wide variety of shops, cafes, pubs/restaurants, the Market Place and Alnwick Castle & Gardens. The property, presented in a contemporary neutral décor, benefits from a secure phone entry system into an impressive communal hallway with stair and lift access to all floors - the contents & furniture in the apartment can be all be made available (by separate negotiation) should anyone wish to continue with the holiday lettings.

Accommodation - Private entrance is accessed on the first floor | Entrance hallway with a useful double door built in cloaks cupboard | Lovely spacious open plan sitting/dining room and kitchen, with excellent natural light from the full height windows and a door to the corner balcony | Modern kitchen fitted with a range of white cabinets, with a stainless steel sink, integrated hob with extractor, oven and fridge/freezer | A lovely double bedroom with a door to a private south & west facing balcony, with space for freestanding bedroom furniture | Second double bedroom with French doors opening to a Juliet balcony | Family bathroom, accessed just off the hallway, fitted with a bath with a Rainfall and separate hand held shower over, wash hand basin, WC and ladder radiator.





Externally - the apartment benefits from allocated parking for one vehicle, in the car park to the front of the building.

Alnwick offers a fabulous lifestyle opportunity, with a vibrant community, numerous tourist attractions including Alnwick Castle & Lilidorei, and the Alnwick Garden - the historic 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 of 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 and valley walks.

Services: Mains Electric, Water & Drainage | Gas Central Heating | Tenure: Leasehold | Council Tax: Business Rates | EPC: C

Lease Details: 250 Years from 2017 | 241 Years Remaining | Expiry Date of Lease: December 2266 | Ground Rent: £100 per annum | Service Charge: Approximately £1,324 to include building insurance, upkeep of communal grounds, upkeep of cleaning, internal lighting, lift and door maintenance | Managing Agents: RMG Living | Owner of Freehold - Advance Northumberland | Pets allowed

Guide Price £199,950



10 • 13 • 16	Metric (m)	Imperial
Living/Kitchen	6.14 x 3.82	20'1" x 12'5"
Bedroom 1	4.45 x 3.15	14'6" x 10'3"
Bedroom 2	2.89 x 2.82	9'5" x 9'3"
Overall	60.01 m²	646 ft²



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