



Lovaine Buildings | Alnwick | NE66 1QX

£110,000

Ideal First-Time Buy or Investment Opportunity - A stone-built two-bedroom flat in a convenient Alnwick location, within walking distance of the town centre and Barter Books. Requiring updating and offered with no onward chain, the property presents an excellent opportunity to add value and create a home to suit your own style.

RMS | Rook
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FIRST FLOOR FLAT

WALKING DISTANCE TO PRIMARY SCHOOL

NO ONWARD CHAIN

WALKING DISTANCE TO TOWN CENTRE

IDEAL FIRST TIME BUY

LOCATED ON A BUS ROUTE

For any more information regarding the property please contact us today

Offered for sale with no onward chain and situated in a convenient and well-established residential area of Alnwick, this stone-built two-bedroom first floor flat offers an excellent opportunity for first-time buyers, investors, or those seeking a property to modernise and add value to.

Ideally located within an accessible area and walking distance of Alnwick town centre and the popular Barter Books, the property is also conveniently placed for Swansfield Park Road Primary School, local parks, and public transport links, with regular bus services providing easy access to Willowburn Retail Park and the leisure centre.

The accommodation comprises a sizeable front-facing double bedroom, a further single bedroom, a spacious bathroom, a kitchen, and a comfortable living room positioned to the rear of the property. Heating is via a gas boiler with radiators.

The property would benefit from a programme of updating, presenting purchasers with the chance to create a home tailored to their own tastes and requirements.

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

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ENTRANCE HALL

Entrance door, double-glazed window, electric fuse box and electricity meter, staircase to First floor.

FIRST FLOOR LANDING

Double-glazed window to side, radiator, doors to: bedrooms, bathroom and living room.

LIVING ROOM 4.45m x 3.53m (14'7 x 11'7)

Max measurement into alcove

Window to rear, radiators, inglenook fireplace, storage cupboard, concertina door to kitchen.

KITCHEN 2.33m x 2.13m (7'8 x 7')

Fitted wall & base units incorporating an electric oven and hob with extractor hood, space for under counter fridge, space washing machine, single stainless steel sink, gas central heating boiler. Part-tiled walls, double-glazed window to rear.

BEDROOM ONE (FRONT)

3.66m x 3.45m (12' x 11'4)

Double glazed window, radiator, picture rail.

BEDROOM TWO (FRONT)

2.48m x 2.59m (8'2 wide x 8'6 max)

Measured into door recess

Double-glazed window, radiator.

BATHROOM

Bath with tiled surround and electric shower over and a mixer tap mains fed shower, close-coupled WC, pedestal was-basin, radiator, double-glazed frosted window.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No issues

Parking: On street

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.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: 999 years from 1st March 1988

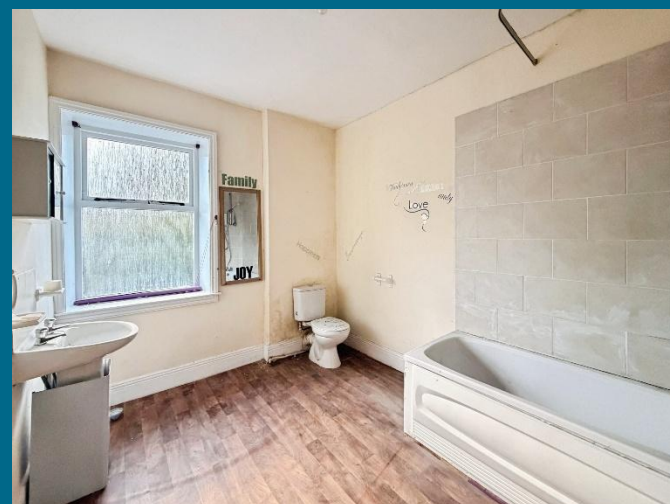
Ground Rent: Peppercorn rent

Service Charge: £0

COUNCIL TAX BAND: A

EPC RATING: TBC

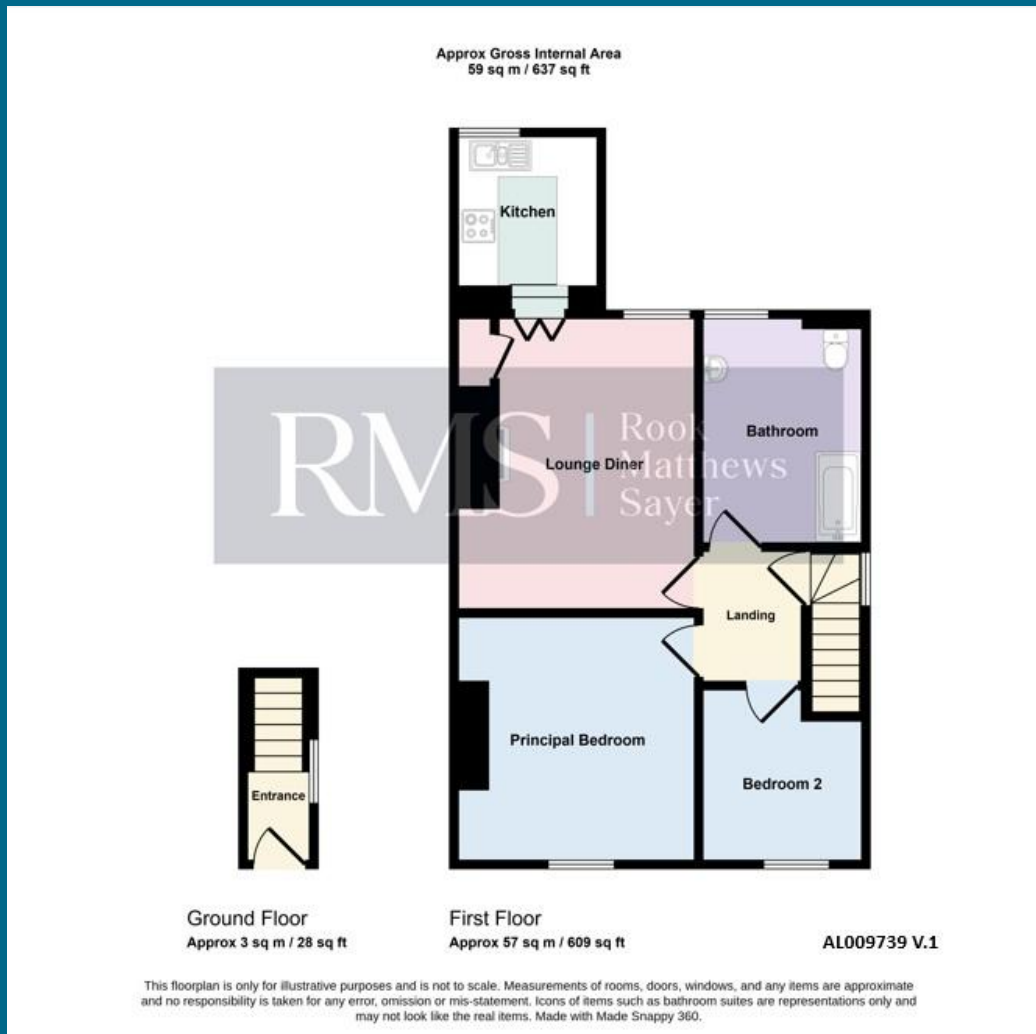
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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.



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