



13b Clive Gardens

Alnwick



13b Clive Gardens, Alnwick, Northumberland, NE66 1NH

Excellent two bedroom, first floor flat located in a small modern development just off Howling Lane, close to Alnwick town centre - an ideal property for First time buyers, Buy-to-Let Investors and downsizers - with its own private entrance and on street parking to the front - NO UPWARD CHAIN

The purpose built flat, built by S.V. Rutter Ltd Builders in 2008/9, is located in a quiet cul de sac of 16 bungalows and 14 apartments off Howling Lane, and benefits from gas central heating and uPVC double glazed windows, loft access on the first floor landing and on street parking to the front. The flat, which has an attractive stone frontage, is one of only four in the apartment building, each with their own private entrance.

Accommodation - Private entrance with a small cloaks area and stairs to the first floor | Generous sitting room which is open to the kitchen/dining room at the rear - a window to the front | Good sized Kitchen/dining room fitted with a range of cabinets, and integrated gas hob with extractor and oven, and space for an under counter fridge and plumbing for a washing machine - views towards the Castle and Pastures in the distance | Large double bedroom, located at the rear, with elevated views over the town to the top of Alnwick Castle and the Pastures in the distance | Single bedroom two located to the front elevation | Internal Bathroom with a white suite comprising; bath with a mains shower over, wash hand basin and WC.





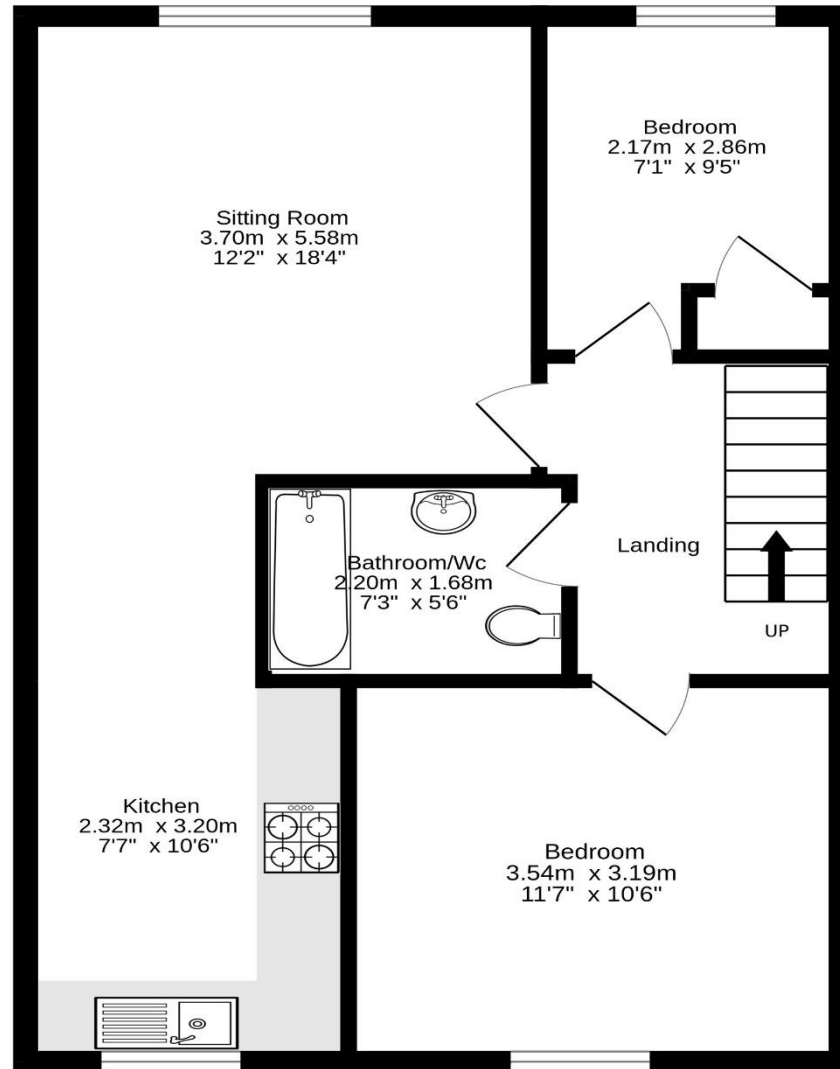
The property is within walking distance of Alnwick Castle & Hulne Park, and the town's numerous cafes, bars/restaurants, independent shops, Alnwick Playhouse/Cinema & café, and the stunning Alnwick. The Northumberland heritage coastline is a short drive away, with good connectivity via the A1 trunk road and main line Railway Station at Alnmouth, with regular direct services to Newcastle, Edinburgh Waverley and London Kings Cross.

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

Lease Details: Owner of Freehold: SV Rutter LTD | Lease Term Remaining: 900+ years | Ground Rent: £100 per annum | Service Charge: £0 | Managing Agents: Polaris Real Estate c/o: S V Rutter LTD

Guide Price £120,000

Ground Floor
51.5 sq.m. (554 sq.ft.) approx.



TOTAL FLOOR AREA : 51.5 sq.m. (554 sq.ft.) approx.

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