



Robert Adam Court | Bondgate Without | NE66 1PH

£260,000

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SECOND FLOOR APARTMENT

OVER 60'S RETIREMENT DEVELOPMENT

OPEN PLAN LIVING SPACE

JULIET BALCONY

MASTER BEDROOM WITH EN-SUITE

CENTRAL ALNWICK LOCATION

For any more information regarding the property please contact us today

This is a rare opportunity to purchase a three-bedroom apartment within Robert Adam Court in Alnwick. The development is a perfect position for access to the local shops and amenities in the town centre. The development is specifically for people aged over 60, and residents can take advantage of the communal areas and comfort of having a secure entry system into the main building.

This spacious second floor apartment has an entrance hall with doors to the bathroom, bedrooms, and open plan living room. The lounge features an attractive large bay of windows incorporating a Juliet balcony, and is open to the kitchen area.

All three bedrooms can accommodate double beds, although the master bedroom also has an ensuite shower room. Heating is via electric radiators and the windows are all UPVC double-glazed.

Residents of Robert Adam Court benefit from the use of a number of communal areas including a lounge, laundry, refuse area, kitchen, outdoor patio areas and a guest bedroom (subject to booking with site management). An on site Manager is available for residence assistance. Whilst the property does not come with an allocated parking bay, these are available under separate arrangement with the site Manager.

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HALL

Night storage heater, storage cupboard, walk-in storage cupboard also housing the central heating boiler, and doors to bathroom, bedrooms and lounge.

LOUNGE 17'6 x 11'5 (5.33m x 3.48m)

Double glazed French window with Juliet Balcony. A bespoke fitted media unit incorporating a range of display shelving and storage cupboards with a central recess designed to accommodate a wall-mounted television. Electric fire, night storage heater, door to hall and open to kitchen.

KITCHEN 8'4 x 8'2 (2.54m x 2.48m)

Fitted wall and base units incorporating stainless steel sink, electric oven, electric hob with extractor hood over, integrated fridge/freezer, part tiled walls and tiled floor.

BEDROOM ONE 14'9 plus door recess x 10'8 (4.50m plus door recess x 3.25m)

Double glazed window and Juliet balcony, electric storage heater, sliding mirror door fitted wardrobes, and door to ensuite.

ENSUITE

Shower enclosure with mains shower, tiled walls, tiled floor, wash hand basin set in a vanity unit, W.C., vanity light, wall mounted electric fan heater, electric heated towel rail.

BEDROOM TWO 12'2 x 9'4 (3.71m x 2.84m)

Double glazed window and electric wall heater.

BEDROOM THREE 8'2" x 14'7" (2.48m x 4.45m)

Double glazed window to front, and electric wall heater.

BATHROOM

Bath with mains shower over and glass screen, W.C., wash hand basin in vanity unit, tiled floor, tiled walls, vanity light and electric towel rail.

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: 125 years from 27 May 2010 Ground Rent: £247.50 every 6 months Service Charge: £311.57 per month Any Other Charges: Buildings Insurance included within the service charge. Please note: we have been advised that 1% of the sale price is payable by the seller to McCarthy & Stone when selling on the property.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Night storage
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Permit can be purchased

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair users
- Lift Access
- Ramped Access

EPC Rating: C

Council Tax Band: D

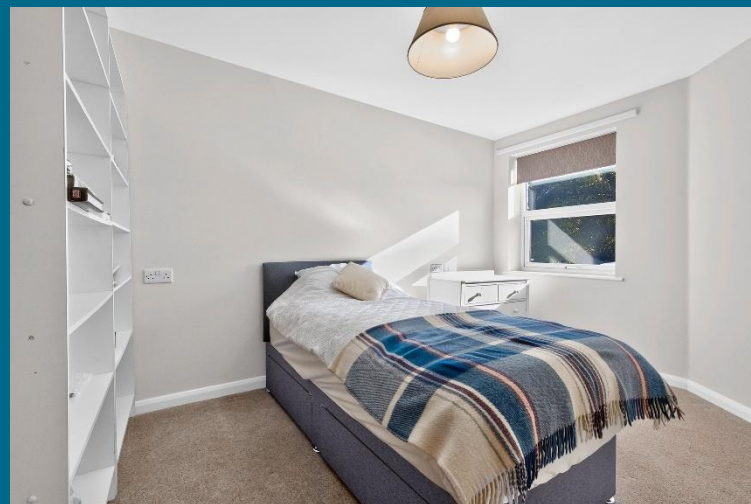
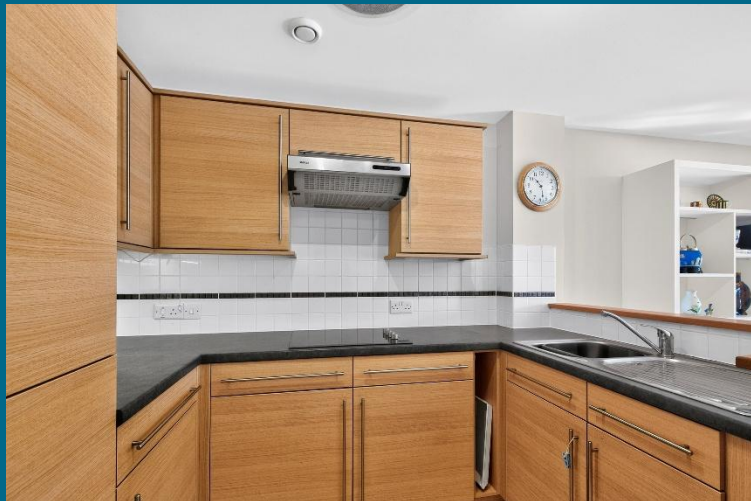
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Total floor area 95.8 m² (1,031 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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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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