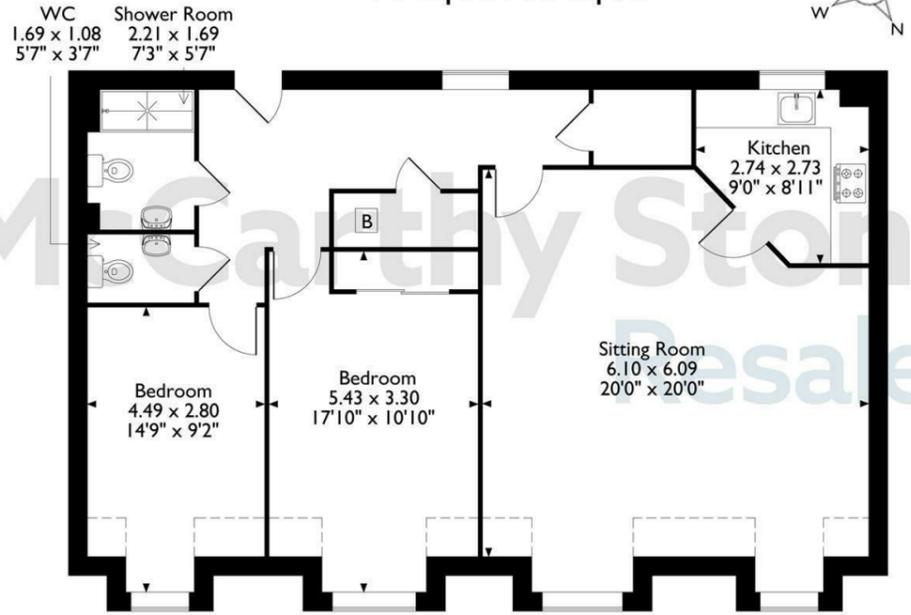


49 Robert Adam Court, Bondgate Without, Alnwick
Approximate Gross Internal Area
91 Sq M/980 Sq Ft



Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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49 Robert Adam Court

Bondgate Without, Alnwick, NE66 1PH



Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Asking price £199,000 Leasehold

A two-bedroom top-floor apartment within this sought-after McCarthy Stone Retirement Living development for the over 60s, ideally located just 200 yards from Alnwick town centre and overlooking Alnwick Gardens.

Call us on 0345 556 4104 to find out more.

Robert Adam Court, Bondgate Without, Alnwick

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Summary

Robert Adam Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 55 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen, 2 bedrooms, shower room and separate cloakroom/WC. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Robert Adam Court is situated in Alnwick set in some of the North East's most scenic landscape and nestled between Newcastle-upon-Tyne to the South and Berwick upon-Tweed to the North. The town's greatest landmark is the majestic Alnwick Castle which stands proud above the river Aln. This is the home to the Duke and Duchess of Northumberland and, after Windsor, is the second largest inhabited castle in Britain. This foreboding medieval castle with stunning staterooms is one of the area's most popular visitor attractions and was also the famous Hogwarts Castle in the Harry Potter films. Adjacent to the Castle lies the exciting Alnwick Gardens which includes the infamous

poison garden, several impressive water features and many fascinating plants. There are also many projects available here, with the Education Room offering a variety of workshops and activities for all ages. Alnwick town centre which is less than 300 metres from the Robert Adam Court, boasts a wide array of shops from high street brands to small local boutiques. It is a condition of purchase that all residents must meet the age requirements of 60 years.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard and additional storage cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the living room, bedrooms, shower room and separate cloakroom.

Living room

Spacious living room with ample space for a dining table and chairs. Electric feature fire with attractive surround, raised electric sockets, fitted carpet, TV and telephone points, two ceiling lights and an electric storage heater. A partially glazed door leads into the separate kitchen.

Kitchen

A range of wall and base units with stone effect roll top worktop and single drainer stainless steel drainer sink unit with mixer taps and window above. Built in oven and ceramic hob with extractor hood and integrated fridge/freezer. Tiled splash backs, spot lights and ceramic flooring.

Bedroom One

A spacious double bedroom with built in mirrored wardrobes. Central ceiling light, TV and phone point, raised power sockets and fitted carpet.

Bedroom Two

Ideal as a bedroom, study or craft room. Central ceiling light, raised power sockets, fitted carpet and wall mounted electric heater.

Shower room

Fully tiled walls and flooring with a walk in shower cubicle with

2 bed | £199,000

hand rails and glass sliding doors. WC, vanity unit and wash basin. Mirror, shaving light, electric heated towel rail and emergency pull cord.

Cloakroom/WC

WC and wash basin. Mirror, shaving light, electric heated towel rail.

Service Charge (Breakdown)

- House Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge £3,738.74 per annum (for financial year end 28/02/2027)

Car Parking Permit Scheme

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information

Lease Length: 125 years from 1st June 2010

Ground rent: £495 per annum

Ground rent review: 1st June 2025

Managed by: McCarthy Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years old.

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

