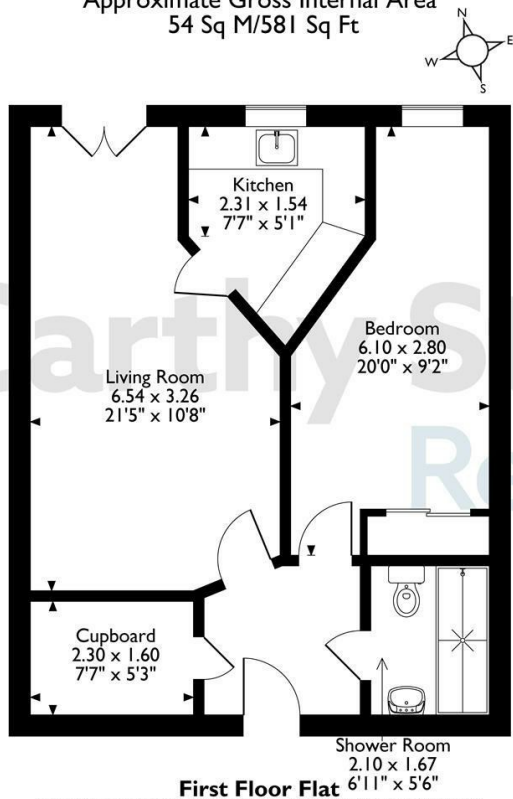


33 Robert Adam Court, Bondgate Without, Alnwick
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(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	

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33 Robert Adam Court

26 Bondgate, Alnwick, NE66 1PH



Asking price £140,000 Leasehold

Located in the desirable Bondgate Without area of Alnwick, this one-bedroom retirement apartment at Robert Adam Court is for those aged 60+. Featuring a bright lounge, modern shower room, and fitted kitchen, it offers comfort and convenience in a friendly community. Just a short walk from the town centre, Alnwick Castle, and The Alnwick Garden.

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 that can assist with service charges or living costs.
- 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 and specifically designed for retirement living. The development comprises 55 one and two-bedroom apartments, exclusively for those aged 60 and over.

Residents benefit from the support of an on-site House Manager and a 24-hour emergency call system, provided via a personal pendant alarm and call points in the bathroom. Facilities include a welcoming Homeowners' lounge, beautifully landscaped gardens, and a guest suite for visiting friends and family (additional charges apply). A car parking permit scheme operates—please check with the House Manager for availability.

Situated in the historic market town of Alnwick, the development enjoys an enviable location within some of the North East's most scenic landscapes, nestled between Newcastle-upon-Tyne to the south and Berwick-upon-Tweed to the north. The town's most famous landmark, Alnwick Castle, rises proudly above the River Aln. Home to the Duke and Duchess of Northumberland, it is the second largest inhabited castle in Britain (after Windsor) and is renowned for its stunning staterooms. It is also famously known as Hogwarts Castle from

the Harry Potter films.

Next to the Castle lies the award-winning Alnwick Garden, home to the intriguing Poison Garden, impressive water features, and an array of unusual plants. The Education Room here hosts a variety of workshops and activities for all ages.

Alnwick's bustling town centre is less than 330 yards from Robert Adam Court, offering an excellent mix of high street names, independent boutiques, and inviting cafes.

It is a condition of purchase that all residents meet the age requirement of 60 years or over.

Entrance Hall

The front door, fitted with a spy hole, opens into a spacious entrance hall. Here you will find the 24-hour Tunstall emergency response pull cord system, an illuminated light switch, smoke detector, and the apartment's secure door entry system with intercom. A walk-in storage/airing cupboard is also located off the hall. Doors lead from the hallway to the bedroom, living room, and bathroom.

Lounge

The lounge features a Juliet balcony, allowing plenty of natural light to fill the room. A focal point is the feature fireplace with fitted electric fire. Additional benefits include TV and telephone points, two ceiling lights, fitted carpets, and raised electric power sockets for ease of use. A partially double-glazed door leads through to the separate kitchen.

Kitchen

A fully fitted kitchen with tiled flooring features a stainless steel sink with mono block lever tap, built-in oven, ceramic hob with extractor hood, and integrated fridge and freezer. Under-pelmet lighting adds a stylish and practical touch.

Bedroom

A bright and welcoming bedroom, complete with a mirrored fitted wardrobe, ceiling lights, and TV and telephone points.

Shower Room

A stylish, partially tiled shower room featuring a contemporary walk-in shower, WC, and a sleek vanity unit with inset sink and mirror above.

1 bed | £140,000

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Annual service charge £2,163.12 for financial year ending 28/02/2026

Car Parking (Permit Scheme)subject to availability

Parking is by allocated space, please check with the House Manager on site for availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.

Leasehold information

Lease: 125 years from 1st June 2010

Ground rent: £425 per annum

Ground rent review: 1st Jun 2025

Additional Information & Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

