



Hotspur Court | Alnwick | NE66 1PA

£150,000

A stylish, high-quality two-bedroom apartment in the heart of Alnwick, offering bright open plan living with a bay window, a sleek integrated kitchen, and a spacious principal bedroom. Complete with parking, lift access, and no onward chain, this is a superb, move-in-ready home in a prime yet peaceful location.

RMS | Rook
Matthews
Sayer



TWO BEDROOM APARTMENT LIFT ACCESS WITHIN THE BUILDING

BRIGHT & SPACIOUS OPEN PLAN LIVING AREA ALLOCATED PARKING BAY

CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES GAS CENTRAL HEATING

MODERN BATHROOM SUITE & SEPARATE UTILITY AREA NO ONWARD CHAIN

For any more information regarding the property please contact us today

Situated in a quiet and desirable central Alnwick location, this well-presented apartment offers a superb blend of comfort, style, and convenience.

Finished to a high standard throughout, the property features a bright and spacious open plan living area, enhanced by an attractive bay window and clearly defined spaces for relaxing, dining, and cooking. The contemporary kitchen is thoughtfully designed and comes complete with integrated appliances, making it both practical and stylish. The apartment boasts two bedrooms, including an exceptionally generous principal bedroom, alongside a modern bathroom and a separate utility area, adding to the home's functionality.

Further benefits include an allocated parking bay, lift access within the building, and gas central heating. The property is offered with no onward chain, ensuring a smooth and straightforward purchase. Management fees conveniently include buildings insurance and water, adding to the appeal.

Nestled in the heart of Northumberland, Alnwick is a charming and historic market town that offers an exceptional quality of life. Steeped in character, it is best known for the iconic Alnwick Castle and the stunning Alnwick Garden, both of which add to the town's unique appeal. The apartment is a short walk to the local Alnwick playhouse - an arts centre, theatre and cinema that has a vibrant cultural hub, offering a diverse programme of theatre, music, film, community events and a great place to meet for coffee and catch-ups.

Alnwick combines a strong sense of community with an excellent range of local amenities, including independent shops, cafés, and well-regarded schools. Surrounded by beautiful countryside and within easy reach of the spectacular Northumberland coastline, it's ideal for those seeking a balance between rural tranquility and everyday convenience.

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

Entrance hall

Radiator, ceiling downlights, doors to bedrooms, bathroom, utility room, storage cupboard, living room

Utility 6'8" (2.03m) x 5'11" (1.80m) max, 3'6" min

Fitted with a sink unit and workbench incorporating space for a washing machine, extractor and shelf.

Bedroom one

11'10" max (3.61m) x 8'1" min (2.46m)

Timber frame double glazed sash window, radiator, coving to ceiling

Bedroom two

7'6" (2.29m) x 10'6" (3.20m) max into door recess

Timber frame double glazed sash window, radiator, coving to ceiling.

Bathroom 6'9" (2.06m) x 6'8" (2.03m)

Bath with shower over and glass screen, fitted cabinets with integrated wash hand basin and WC, chrome ladder style radiator, part tiled walls, tiled floor, shaver point, fitted mirror, ceiling downlights, extractor

Kitchen area - open to living space

12'1" (3.68m) x 6'6" (1.98m)

Fitted with a range of wall and base units incorporating; 1.5 stainless steel sink, integrated gas hob with extractor hood, integrated electric oven, integrated microwave, integrated fridge freezer, integrated dishwasher. Tiled floor, part tiled walls, wall mounted gas BAXI boiler, radiator, ceiling downlights

Living/dining area 15'3" (4.65m) x 14'10" (4.52m) plus bay window

Timber frame double glazed sash bay window, coving to ceiling, radiator, telephone entry system, open to kitchen area.

AGENTS NOTE

We have been advised by the current vendors that holiday letting is not permitted.

RESTRICTIONS AND RIGHTS

Restrictions on property? YES – No Holiday Lets

ACCESSIBILITY

- Level Access
- Lift access

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 year lease from 2012

Ground Rent: None

Service Charge: £2382.10 per annum to be reviewed in Jan 2027- includes building insurance and water rates

COUNCIL TAX BAND: C

EPC RATING: B

AL009543/DM/HH/27.04.2026/V.2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





Floor Plan

Floor area 65.3 sq.m. (703 sq.ft.)

Total floor area: 65.3 sq.m. (703 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

AL009543 V1

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.

