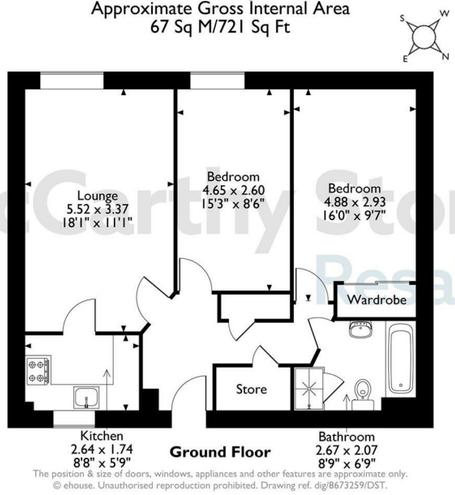
Excellent

Trustpilot

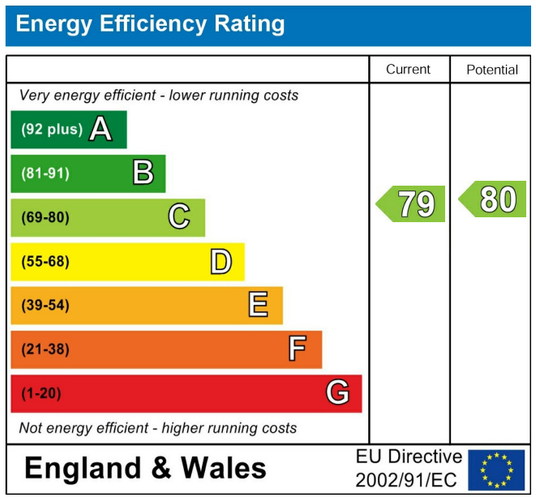
McCarthy & Stone
Resales.

18 Robert Adam Court, Bondgate Without, Alnwick
Approximate Gross Internal Area
67 Sq M/721 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







18 Robert Adam Court

Bondgate Without, Alnwick, NE66 1PH

2 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 18 Robert Adam Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £195,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious two-bedroom retirement apartment
- Generously proportioned entrance hall
- Useful walk-in storage cupboard
- Comfortable lounge with feature fireplace
- Separate fully fitted kitchen
- Built-in oven and ceramic hob
- Spacious principal bedroom
- Second bedroom with fitted wardrobe
- Bathroom with bath and walk-in shower
- 24-hour emergency response system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

18 Robert Adam Court, Alnwick

2 | 1 | Asking price £195,000

Development Overview

Robert Adam Court is a McCarthy Stone Retirement Living development, ideally located less than 300 metres from Alnwick town centre, with its excellent selection of shops, cafés and local amenities.

Exclusively for the over 60s, the development comprises 55 one and two-bedroom apartments and benefits from a welcoming homeowners' lounge, beautifully landscaped communal gardens and a guest suite for visiting family and friends (additional charges apply).

Residents enjoy the reassurance of an on-site House Manager and a 24-hour emergency call system. A parking permit scheme is also available, subject to availability.

Situated in the historic market town of Alnwick, residents are within easy reach of the magnificent Alnwick Castle, the renowned Alnwick Garden and the beautiful Northumberland countryside.

Apartment Overview

This spacious two-bedroom apartment offers well-proportioned accommodation, featuring a welcoming entrance hall with a useful walk-in storage cupboard, secure door-entry intercom and 24-hour emergency response system.

The comfortable lounge features an attractive fireplace with fitted electric fire, creating a cosy focal point, with ample space for relaxing and dining. A separate fitted kitchen benefits from a built-in oven, ceramic hob, extractor hood and a window providing natural light.

The principal bedroom offers generous accommodation, while the spacious second bedroom benefits from a built-in, mirrored double wardrobe and provides flexible space for guests or hobbies.

Completing the apartment is a fully tiled bathroom featuring both a walk-in shower and a separate panelled bath, alongside a WC and vanity unit with wash basin.

Additional Information & Services

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

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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

Service Charge: £3,738.74 per annum (up to financial year end 28/02/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Car Parking (Permit Scheme)subject to availability

Car parking permit scheme £250 subject to availability.

Lease Information

Lease: 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.

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.













