



Column Mews Alnwick

- First Floor Apartment
- Two Bedrooms
- Gas Central Heating
- Allocated Parking
- Double Glazing
- New Boiler

Guide Price £155,000

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11 Column Mews

Alnwick

An immaculately presented two-bedroom first floor apartment with parking, located in the historic town of Alnwick in Northumberland. This small private development is neatly tucked away from the main road with private covered parking and visitor parking bays. The accommodation has a high standard of finish, offering open plan living space with a distinct kitchen and lounge area, two double bedrooms and a refurbished contemporary shower room. It is the perfect property to move straight into as a main town centre residence, second home, or buy to let investment. Heating is via a gas boiler with radiators and the windows are uPVC double glazed.



HALL

Two storage cupboards | Radiator | Front door intercom | Doors to bedrooms, shower room, and open plan Kitchen & living space

OPEN PLAN KITCHEN & LIVING SPACE

22' 7" x 9' 6" (6.88m x 2.89m)

Double glazed Windows | Radiator | Laminate flooring | Downlights



KITCHEN AREA

8' 0" x 9' 6" (2.44m x 2.89m)

Part tiled walls | Fitted wall and base units | Space for washing machine | 1.5 stainless steel sink | Gas hob | Extractor hood | Electric oven | Integrated fridge freezer | Integrated slim line dishwasher

BEDROOM ONE

8' 10" x 12' 11" (2.69m x 3.93m)

Double glazed window | Radiator

BEDROOM TWO

11' 0" x 9' 6" (3.35m x 2.89m)

Double glazed window | Radiator | Cupboard housing central heating boiler



SHOWER ROOM

Double glazed frosted window | Part tiled wall | Pedestal wash hand basin | Close coupled W.C. | Shower cubicle | Mains shower with rain head and hand-held attachment | Chrome ladder heated towel rail | Extractor fan | Tiled floor

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Private covered allocated parking space

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 2007

Ground Rent: £100 per annum.*

Service Charge: £358.73 per annum*

*Currently awaiting conclusion of 2023's final bill.

Any Other Charges/Obligations: Buildings insurance included in service charge

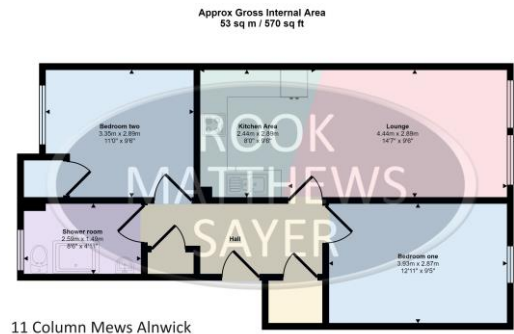
COUNCIL TAX BAND: B

EPC RATING: Currently being prepared



SPACE FOR EPC GRAPH

AL008825.DJM.KM.29/07/24.V.2



11 Column Mews Alnwick

Floorplan

Version 1.0

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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