



Towergate Alnwick

- First floor apartment
- Two double bedrooms
- Ensuite to Bedroom one
- Allocated parking space
- Open plan living space
- No chain

Guide Price: **£125,000**

01665 510044

5 Market Street, Alnwick, Northumberland, NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
Alnwick@rmsestateagents.co.uk

40 Towergate, Clayport Street, Alnwick, NE66 1LE

A spacious first-floor apartment located in the centre of the historic town of Alnwick in Northumberland. The location is ideal for a buyer in search of a property in close proximity to shops and good transport links. Morrisons supermarket and the bus station are opposite the Towergate development. The apartment enjoys a sunny south aspect and the Juliet balcony with floor to ceiling glazed doors allow maximum light into the open plan living space. Both bedrooms also have a southerly aspect. Whilst the living space is open plan to the kitchen, there is a separate utility cupboard in the hall with plumbing for a washing machine. The kitchen area includes integrated appliances and space for a table and chairs. Both bedrooms are spacious double rooms but the largest bedroom has its own ensuite shower room. Parking is provided in the onsite communal car-park but the apartment has its own allocated space. Lift access to all floors is available at the main entrance on Clayport street.

Whilst the property is sure to suit an owner-occupier, it is also suitable as a buy-to-let investment. There is currently a tenant in place on a rolling contract should a buyer wish to purchase with the tenant in place. Alternatively, it can be sold with vacant possession.

HALL

Radiator | Utility cupboard housing gas central heating boiler | Telephone intercom communal door entry | Doors to; bedrooms, living room and bathroom

OPEN PLAN LIVING/DINING AND KITCHEN

19'10 x 11'7 (6.05m x 3.53m)

Double glazed doors to Juliet balcony | radiator | Fitted kitchen wall and base units | Gas hob | Extractor hood | Electric oven | Stainless steel sink | Integrated fridge freezer | integrated dishwasher | Part-tiled walls

BEDROOM ONE 13' x 8'11 (3.96m x 2.72m)

Double glazed window | Radiator

ENSUITE

Tiled double shower cubicle with mains shower | Wash-hand basin | Close coupled W.C. | Chrome ladder heated towel rail

BEDROOM TWO 11'3 x 9'6 (3.43m x 2.90m)

Double glazed window | Radiator

BATHROOM

Bath | Wash-hand basin | Close coupled W.C. | Chrome ladder heated towel rail | Tiled floor | Extractor

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE (to premises)

Mobile Signal / Coverage Blackspot: NO

Parking: PRIVATE ALLOCATED SPACE

MINING

The property is not known to be on a coalfield and not know to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Restrictions on property? YES – can't be used as a holiday let, but can be a long-term rental.

No pets (unless approved by Kingston Property Services).

Easements, servitudes or wayleaves? Access to services in communal areas

ACCESSIBILITY

This property has accessibility adaptations:

- Level access to all communal doors to the building
- Lift access to all floors
- Level access from corridor to apartment

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: 150 years from 2011

Ground Rent: £100 per annum. Not aware of any planned increases.

Service Charge: £1,566.98 per annum – includes building insurance

Any Other Charges/Obligations: not aware of any

COUNCIL TAX BAND: B

EPC RATING: B

AL008639.DM.DM.16/02/2024.V1

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.

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16 Branches across the North-East



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan

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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