



## Lion Mews

### Alnwick

Located close to the town centre in Alnwick near to the renowned 'Barter books', this delightful first-floor two-bedroom apartment is set back in a mews style development and includes private allocated off-street parking. A particularly pleasant feature of the apartment is the bay window in the lounge and the Juliet balcony off the kitchen, providing a bright and welcoming living space. The master bedroom has its own ensuite shower room, and both bedrooms include fitted wardrobes. The accommodation is ideal for buyers in search of a low-maintenance property within walking distance to shops and amenities.

## Guide Price £150,000

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ROOK  
MATTHEWS  
SAYER

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# 5 Lion Mews, Alnwick Northumberland, NE66 1SA

## COMMUNAL ENTRANCE HALL

Stairs to first floor

## HALL

Radiator | Electric fuse box | Telephone intercom | Doors to bathroom, bedrooms and lounge

## LOUNGE 14' 4" x 13' 10" into bay (4.37m x 4.21m)

Double glazed sash bay windows | Radiator | Downlights | Opening to Kitchen



## KITCHEN 11' 7" x 7' 2" (3.53m x 2.18m)

Double glazed double doors to Juliet balcony | Radiator | Downlights | Fitted wall and base units | 1.5 Stainless steel sink | Space for washing machine | Integrated dishwasher | Integrated fridge freezer | Electric hob | Electric oven | Extractor hood | Cupboard housing central heating boiler

## BEDROOM ONE 11' 11" x 10' 8" (3.63m x 3.25m)

Double glazed window | Fitted wardrobe | Ensuite

## ENSUITE

Corner shower cubicle with main shower | Wash hand basin | Close coupled W.C. | Fully tiled walls | Chrome ladder style heated towel rail | Vanity light with shaving point | Extractor fan



## BEDROOM TWO 8' 10" x 6' 5" and door recess (2.69m x 1.95m)

Double glazed sash window | Fitted wardrobe | Radiator

## BATHROOM

Jacuzzi bath with shower over and glass shower screen | Wash hand basin | Close coupled W.C. | Fully tiled walls | Chrome ladder style heated towel rail | Downlights | Extractor fan

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas central heating with radiators  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: No blackspot  
Parking: Private allocated parking



## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## RESTRICTIONS AND RIGHTS

Our client is not aware of any restrictions on the property, or any easements, servitudes or wayleaves

**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 years from 01.12.2021

Our client is not aware of any Ground Rent payments, just a service charge of £550 per annum which includes the building insurance.

Our client is not aware of any planned increases.

**COUNCIL TAX BAND: B**

**EPC RATING: B**

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

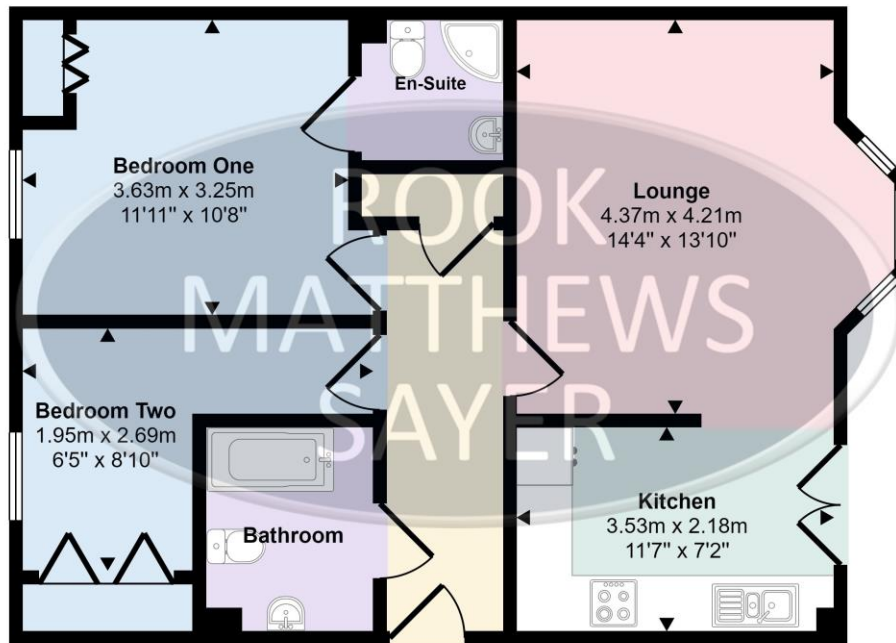
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5 Lion Mews

Approx Gross Internal Area  
59 sq m / 638 sq ft



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.

**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.

**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.

16 Branches across the North-East

