



Robert Adam Court ALNWICK

A fantastic apartment in Alnwick with a balcony offering views over to Alnwick Gardens.

This bright and spacious two-bedroom property is situated within Robert Adam Court, a purpose-built McCarthy & Stone retirement development for the over 60's. The central location in the heart of Alnwick has proven very popular with local buyers who value independent living with access to the shops and facilities within the town. A bus stop is conveniently located on the main road outside the front of the building, therefore offering easy access to local public transport links. The entrance to the apartment is situated in close proximity to the main lift in the building, therefore making this apartment a perfect choice for those with limited mobility. There is no upper chain involved and it is available with vacant possession.

This is a great apartment for a buyer who is looking for self-contained independent living with the option of enjoying their own private space, or social engagement with fellow residents should they desire.

Guide Price **£235,000**

ROOK
MATTHEWS
SAYER

01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



50 Robert Adam Court

Alnwick NE66 1PH

Residents of Robert Adam Court benefit from the use of a number of communal areas including a lounge, laundry, refuse area, kitchen, outdoor patio areas and a guest bedroom (subject to booking with site management). An on-site Manager is available for residence assistance. Whilst the property does not come with an allocated parking bay, these are available under separate arrangement with the site Manager.



HALL

Electric storage radiator | Cupboard housing the hot water tank | Single cupboard housing fuse box and electricity meter | Single cupboard | Panic alert alarm

LOUNGE 11' 3" x 19' 10" (3.43m x 6.04m)

The lounge has a sunny aspect and is a generous size. Doors lead out to a balcony that offers 'leafy' views to the side across to Alnwick Gardens

Double glazed window to both sides | Double glazed doors to balcony | Electric storage radiator | Electric fire | Door to hall and kitchen



KITCHEN 8' 11" x 5' 8" (2.72m x 1.73m)

Double glazed window | Tiled floor | Part tiled walls | Fitted wall and base units | Electric oven | Electric hob | Extractor fan | Single stainless-steel sink | Integrated undercounter fridge | Cupboard with socket for housing a microwave

BEDROOM ONE 9' 2" x 16' 3" (2.79m x 4.95m)

Double glazed window with views across to Alnwick Gardens | Electric wall heater | Sliding mirror door double wardrobe



BEDROOM TWO 8' 4" x 15' 8" (2.54m x 4.77m)

Double glazed window | Electric wall heater

BATHROOM

Fully-tiled bathroom with a separate step-in shower cubicle and a bath | Cabinet with an integrated wash-hand basin | Close-coupled W.C.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric night storage
Broadband: Fibre
Mobile Signal / Coverage Blackspot: No known issues
Parking: Whilst the property does not come with an allocated parking bay, these are available under separate arrangement with the site Manager.

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

Conservation Area: Yes
Restrictions on property: This is a McCarthy & Stone retirement development for the over 60's. New residents have to meet approval from McCarthy & Stone.

ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access to front door
- Lift
- Level access

An emergency assistance pull-cord 24-hour care line alert has been fitted within the apartment.

AGENTS NOTE

Should you wish to sell the property in the future, the owner at the time has to pay 1% of the sale price to McCarthy & Stone on completion of a sale.

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 03/06/2011.
Ground Rent: £247.50 very 6 months.
Service Charge: £294.99 per month.

COUNCIL TAX BAND: B

EPC RATING: D

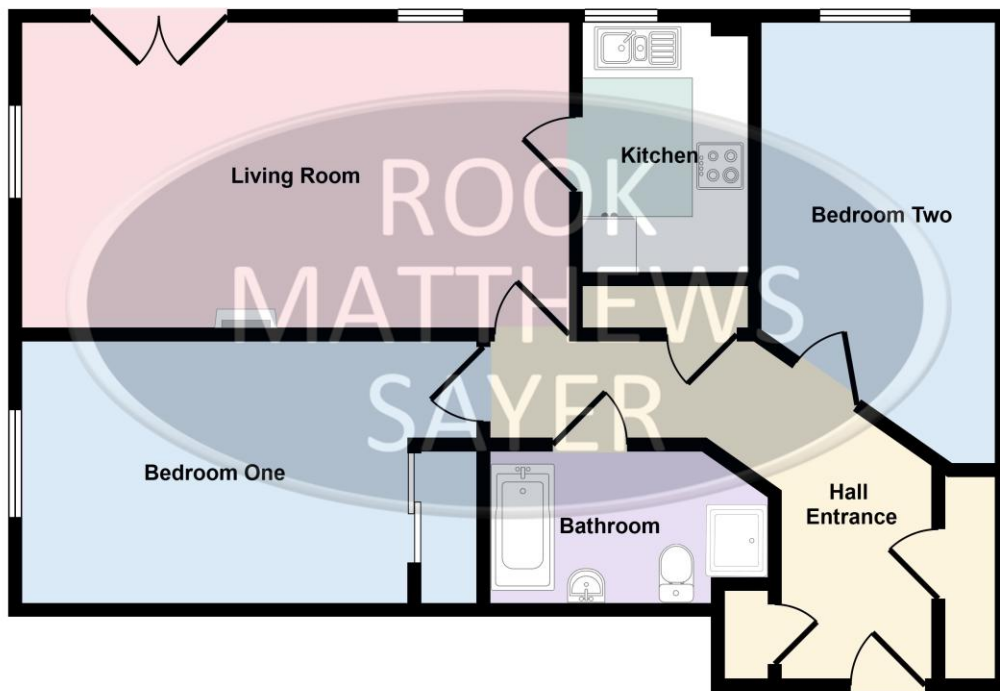


Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



50 Robert Adam Court

Approx Gross Internal Area
68 sq m / 737 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

