



## Belvedere Court

### Amble

With stunning views to Amble Marine, across to The Braid and to Warkworth, a four bedroom, three storey modern end of terrace with generous living space and a balcony off road the first floor lounge which is a great place to sit and appreciate and enjoy the exceptional views of the coastline. The property occupies a central location just a moment away from the shops, cafes and restaurants and to Amble Harbour Village with its retail pods, Little Shore Beach and Pier. This is a fabulous opportunity for anyone looking for a spacious property centrally located, with views whether it be for a main or second home or a larger holiday let.

**£325,000**

ROOK  
MATTHEWS  
SAYER

01665 713358  
56 Queen Street, Amble NE65 0BZ

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[amble@rmsestateagents.co.uk](mailto:amble@rmsestateagents.co.uk)



# Belvedere Court, Amble NE65 0BN

Benefitting from gas central heating and double glazing the accommodation briefly comprises: to the ground floor, entrance lobby, entrance hall, bedroom four/study, breakfast kitchen and downstairs w.c. To the first floor the lounge has views across The Braid towards Warkworth, Amble Marina and back towards Amble Harbour, bedroom two and a bathroom. To the second floor the master bedroom located to the rear also has lovely views and an en-suite and there is a further bedroom. Outside, a side gate leads along the side garden to the rear with lawn area bordered by timber fencing and step up to the raised decking area directly outside the breakfast kitchen. The single garage also has a parking space and there are further residents spaces to the front. Amble is a thriving traditional harbour town which has increased in popularity over the last couple of years. There are plenty of shopping and leisure amenities and the larger towns of Alnwick and Morpeth lie close to hand which are also served by a local bus. The train station in Alnmouth provides services to Edinburgh, Newcastle and beyond and the A1 with its road networks throughout the County and further afield is within easy reach. Travelling South along the coast road will bring you to the pretty hamlet of Low Hauxley with a beautiful sandy beach overlooking Coquet Island and there is a nature reserve with lakeside walks where many bird species can be seen. The next beach along is Druridge Bay Country Park with its water sports lake, countryside walks and a glorious wide sandy bay. An early viewing of this excellent property is strongly recommended.



## ENTRANCE LOBBY

Hardwood entrance door with hardwood window panels to front. Door to:

## ENTRANCE HALL

Stairs to the first floor, radiator.

## DOWNSTAIRS W.C.

Wall mounted wash hand basin, low level w.c. Radiator, fan.

## BEDROOM FOUR/OFFICE/SNUG 10'3" (3.12m) max x 10' (3.05m) max

Hardwood double glazed window to front. Radiator.

## DINING KITCHEN 17'9" (5.41m) max x 11' (3.35m) max

Hardwood double glazed French doors to rear and double glazed window to rear with views across to the Marina. Fitted with a range of wall, base and drawer units with work surfaces and an under sink unit with mixer tap and tiled splashbacks. Fitted gas hob with oven under and extractor over. Integrated side by side fridge and freezer. Central heating boiler.

## UTILITY ROOM 7'6" (2.29m) x 6' (1.83m)

Fitted with base and wall cupboards with work surfaces and sink unit with mixer tap. Space for washer and dryer. Space for fridge freezer. Radiator, fan.





## LANDING

Hardwood double glazed window to side. Stairs to the second floor.

## LOUNGE 18'4" (5.59m) max x 16'3" (4.95m) max

Hardwood double glazed window to front and side. Hardwood double glazed patio sliding doors to side onto the balcony. Views from this room is spectacular across to the Marina, Harbour and Amble Harbour Village.

## BEDROOM TWO 12'1" (3.68m) max x 10'1" (3.07m) max

Hardwood double glazed window to front and side. Radiator.

## BATHROOM

Hardwood double glazed window to front. Panelled bath with shower attachment, pedestal wash hand basin, low level w.c. Tiled walls, radiator.



## SECOND FLOOR LANDING

## BEDROOM ONE 16'11" (5.16m) max into door recess x 11'11" (3.63m) max (sloping ceilings)

Hardwood double glazed window to rear with views across to the Marina, Harbour and Amble Harbour Village. Radiator.



## EN-SUITE SHOWER ROOM

Shower cubicle with shower unit, pedestal wash hand basin, low level w.c. Radiator, fan. Tiled walls.

## BEDROOM FOUR 12' (3.66m) max x 7'6" (2.29m) plus 5'9" (1.75m) max x 4'7" max (sloping ceilings – L-shaped room)

Hardwood double glazed rooflight to side. Radiator.



## OUTSIDE

### SINGLE GARAGE

There is a communal courtyard to the front of the properties and the garage is located within a block opposite. The rear garden adjoins The Braid with views across to the boats in the Marina. A roped decking area provides a lovely outdoor space to sit and enjoy the warmer months of the year and steps lead down to a lawn garden which extends to the side of the property.

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**Council Tax Band: D**

**EPC Rating: B**

AM0004212/LP/HH/01112023/V.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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**

