



## Angel Lane Alnwick

- First floor flat
- One bedroom
- Electric heating
- Town centre location
- No chain

**Asking Price £ 60,000**



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# 7 Angel Lane

Alnwick, Northumberland NE66 1HH

Centrally located in Alnwick, this first floor flat is in a super location on Fenkle Street and convenient for the bus station and shops in this historic town. The accommodation comprises; one bedroom, a lounge, kitchen and bathroom. The windows for the lounge and bedroom have attractive street views and they are both spacious rooms. Entrance to the building is off the street with a secure pin code entry gate, and a communal staircase leads to the other four flats in the building. There is no upper chain, and although it can only be used as a private dwelling (no holiday lets) it may particularly suit a buy to let landlord.

## HALL

Laminate flooring | Electric storage heater

## LOUNGE 12'10 x 12'2 ( 3.91m x 3.71m)

Sash window to front | Electric storage heater | Laminate flooring

## BEDROOM 14'7 x 8'10 (4.45m x 2.69m)

Sash window to front | Cupboard housing the hot water tank | Laminate flooring

## BATHROOM

Bath | Pedestal wash hand basin | W.C. | Part tiled walls | Vanity light | Extractor fan | Electric storage heater | Laminate flooring

## KITCHEN 9'6 x 5'2 (2.90m x 1.57m)

Window to rear | Fitted units | Sink | Space for washing machine | Space for under counter fridge | Space for electric cooker | Electric storage heater | Part tiled walls | Extractor fan

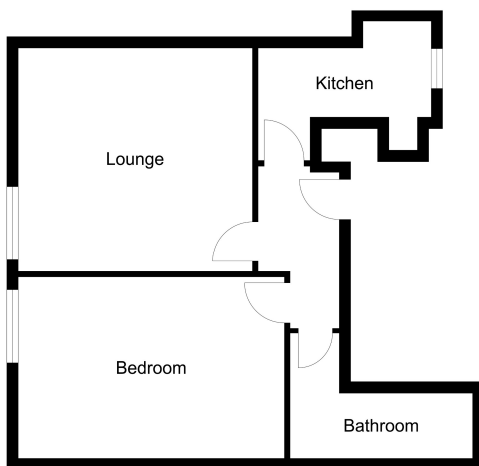
## SERVICES

Electric radiators and storage heaters | Mains water and drainage | Electric water heater

**Tenure: Leasehold - Term 99 years from 29 September 1992**

**EPC Rating D | Council Tax Band A**

AL008606/DM/RJ/29.11.2023/V.1



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and to guarantee as to their operability or efficiency can be given. Version 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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