



Towergate Alnwick

- Two bedroom second floor apartment
- Two Juliet balconies
- Master bedroom with ensuite
- Allocated parking space
- Lift access

Offers Over: £ 150,000



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44 Towergate

Clayport Street, Alnwick, Northumberland NE66 1LE

Centrally located in the historic town of Alnwick in Northumberland, this top floor modern apartment is a superb town residence that may be of particular interest to a buyer looking for a secure second home and base to explore Northumberland, or an investment buy to let property. Whilst Towergate is conveniently located near the bus station for buyers who require good public transport, the apartment also has an allocated car park space within the development. Lift access is provided from street level off Clayport Street at the front of the building, and car park level at the rear. Inside the apartment, the feeling of bright and airy living space is accentuated by the open plan layout of the lounge-kitchen and Juliet balconies to the lounge and bedroom two. A notable feature of the accommodation is the very useful separate storage room (or large walk-in wardrobe) off bedroom one, and the utility cupboard with plumbing for a washing machine and additional space for storage and a tumble dryer. This fantastic town centre apartment has gas central heating, double glazed windows and doors, and is offered for sale with no chain.

COMMUNAL ENTRANCE

Secure access with a key fob from Clayport Street at ground floor street level, and first floor access from the car park. Lift access to all floors.

HALL

Storage cupboard housing the gas boiler, telephone intercom system, radiator, doors to bedrooms, open plan living-kitchen room, and bathroom.

OPEN PLAN LIVING SPACE

KITCHEN AREA 9'0 x 7'10 (2.74m x 2.39m)

Fitted wall and base units incorporating a gas hob with extractor hood, electric oven, stainless steel sink, integrated fridge/freezer, integrated dish washer.

LOUNGE AREA 11'1 x 12'11 into dormer recess (3.38m x 3.94m into dormer recess)

Open to kitchen area, radiator, dormer with French doors to Juliet balcony

BEDROOM ONE 13'2 x 8'8 (4.01m x 2.64m)

Two double glazed rooflight windows, radiator, doors to storage room/walk-in wardrobe, ensuite and hall.

ENSUITE SHOWER ROOM

Double shower cubicle with mains shower, wash hand basin, W.C. under floor heating, tiled floor, and part tiled walls.

STORAGE ROOM/WALK-IN WARDROBE 11'7 x 5'6 (3.53m x 1.68m)

Door to bedroom one and utility cupboard.

BEDROOM TWO 13'0 x 10'9 into dormer recess (3.96m x 3.28m into dormer recess)

Radiator and dormer with French doors to Juliet balcony.

BATHROOM

Fitted bathroom suite comprising bath, wash hand basin, W.C., under floor heating, tiled floor, part tiled walls.

SERVICES

Mains electricity, gas, water and drainage. Gas central heating.

TENURE

Leasehold. The lease is for 150 years from 30/08/2011 with 138 years remaining. Ground rent is £100 per annum and Service charge is approx. £1,600 per annum including building insurance. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

COUNCIL TAX BAND B | ENERGY PERFORMANCE CERTIFICATE B

AL008600/DM/RJ/22.11.2023/V1



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

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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.

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