



## Greens Park Warkworth

- Two Bed Ground Floor Apartment
- Impeccably Presented
- Central Location
- Allocated Parking Space
- Viewing Strongly Advised

**£195,000**



01665 713 358  
56 Queen Street, Amble, NE65 0BZ

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



# Greens Park

Warkworth NE65 0GY

Situated in the historic and picturesque village of Warkworth with its 13<sup>th</sup> Century Castle and Hermitage, this two bedroom ground floor apartment is nestled in a convenient location within walking distance of boutique shops, cafes, restaurants and pubs and of the Castle directly opposite and the riverside walks along the Coquet. Benefitting from double glazing and electric heating, this outstanding property would suit someone looking for a coastal retreat or easy to maintain main home. The property also has a private rear entrance door from the kitchen to the communal courtyard as well as a telephone security communal entrance to the main apartment building.

The elegantly styled accommodation briefly comprises all to the ground floor: communal entrance door with some stairs leading to the landing area and main entrance door to the apartment into a welcoming entrance hall. There is a bright and airy lounge with dining area and side window view through the trees along the Coquet to the colourful apartments at Amble Harbour in the distance. The kitchen is fitted with a comprehensive range of modern units. There are two good sized bedrooms, the main with a lovely walk in bay window and built in wardrobes and the bathroom has a shower unit over the bath. Outside, pathways lead alongside the property to the gated communal courtyard to the rear which is a lovely place to sit and enjoy the warmer months of the year. Warkworth village centre can be reached either by the outdoor steps to Castle Street or a flat walk along The Butts to the Bridge. There is an allocated parking space to the front of the property. Warkworth is a highly regarded residential area with a huge community spirit and there are many events held at the Castle including Warkfest and Warkworth Show.

There is a regular local bus services to the larger towns of Morpeth, Alnwick and beyond and the train station in Alnmouth provides services to Edinburgh and Newcastle with connections further afield. The thriving and characterful harbour town of Amble is just a short drive or healthy walk away with many local shops, cafes and restaurants along the main shopping street as well as supermarkets. Amble Harbour Village with its retail pods, fish restaurants, Little Shore Beach and Pier and the market at the harbour on a Sunday is well worth a visit. There are boat trips from the harbour to Coquet Island with sightings of puffins, roseate terns and grey seals. An early viewing of this fabulous apartment is strongly recommended.

#### COMMUNAL ENTRANCE

#### ENTRANCE HALL

LOUNGE 16'11" (5.16m) into bay x 14'5" (4.39m) max

KITCHEN 13'1" (3.99m) max x 8'6" (2.59m) max

BEDROOM ONE 15'1" (4.59m) max x 12'3" (3.73m) into bay

BEDROOM TWO 11'1" (3.38m) x 8'4" (2.54m)

#### BATHROOM

#### ALLOCATED PARKING SPACE AND COMMUNAL COURTYARD TO REAR

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

#### 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.

#### RISKS

Flooding in last 5 years: NO

Risk of Flooding: VERY LOW

Any flood defences at the property: NO BUT A DEFENCE GATE ON THE RIVER COQUET

Coastal Erosion Risk: NONE

Known safety risks at property (asbestos etc...): NO

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 5<sup>TH</sup> January 2006

Ground Rent: £150 per annum. Planned to increase by - double every 25 years

Service Charge: £2,492 per annum] next review 01/01/2026

Any Other Charges/Obligations: none

#### COUNCIL TAX BAND: C

EPC RATING: tbc

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**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

