



Towergate Alnwick

- Second floor apartment
- Two double bedrooms
- Gas central heating
- Open plan living
- Town centre location
- Ensuite bedroom

Offers over **£ 125,000**

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31 Townergate Alnwick NE66 1LE

A bright and spacious second-floor apartment located in the centre of the historic town of Alnwick in Northumberland. The location is ideal for a buyer in search of a property in close proximity to shops and good transport links. Morrisons supermarket and the bus station are opposite the Townergate development. The apartment enjoys maximum light into the open plan living space with large sash windows providing a town view aspect. Whilst the living space is open plan to the kitchen, there is a separate utility cupboard in the hall with plumbing for a washing machine. The kitchen area includes integrated appliances and space for a table & chairs. Both bedrooms are spacious double rooms but the largest bedroom has its own ensuite shower room. Parking is provided in the onsite communal car-park but the apartment has its own allocated space. Lift access to all floors is available at the main entrance on Clayport street.

Whilst the property is sure to suit an owner-occupier, it is also suitable as a buy-to-let investment.

ENTRANCE HALL

Entrance door | Radiator | Doors to bathroom, lounge, bedrooms and utility cupboard

LOUNGE 15' 1" x 9' 11" (4.59m x 3.02m)

Double glazed sash windows | Radiator

KITCHEN AREA 9' 9" x 9' 9" (2.97m x 2.97m)

Fitted wall & base units and part tiled walls.

Fitted units comprising; integrated dishwasher, electric oven, gas hob with extractor hood, integrated fridge/freezer

BEDROOM ONE 15' 1" x 9' 11" (4.59m x 3.02m)

Double glazed sash window | Radiator | Door to en-suite

ENSUITE

Double shower cubicle with mains shower | Wash hand basin | W.C. | Chrome ladder style heated towel rail | Tiled floor | Part tiled walls

BEDROOM TWO 11' 5" x 9' 1" (3.48m x 2.77m)

Double glazed sash window | Radiator

BATHROOM

Bath with tiled surround | Pedestal wash hand basin | Close-coupled W.C. | Extractor fan | Radiator

UTILITY CUPBOARD

Plumbing for washing machine | Central heating boiler

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to cabinet
Mobile Signal / Coverage Blackspot: No known issues
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.

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: 150 years from 30.08.2011

Ground Rent: £100 per annum.

Service Charge: £132.6 per month

COUNCIL TAX BAND: B

EPC RATING: TBC

AL009006.DJM.KM.17/04/25.V.2

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.

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