



Clive Gardens

Alnwick

- First floor flat
- Two bedrooms
- Gas central heating
- No chain
- Long lease
- Good EPC rating - C

Guide Price **£ 125,000**

01665 510044
3-5 Market Street, Alnwick, NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk

13b Clive Gardens, Alnwick NE66 1NH

Located near to the town centre in Alnwick, this first floor flat is ideal for a buy-to-let investment or first-time buyer.

Unlike flats in a block, this flat has its own private entrance from the street, with a small hall area for coats and shoes, before the staircase leads up to the first floor. The lounge is well-proportioned and is semi open-plan to the kitchen which has room for a small table and chairs. The larger bedroom is to the rear and has views that extend to the top of Alnwick Castle, whilst a second smaller bedroom is to the front. Parking is available on-street as well as use of communal parking bays next to the flats.

With a C grade energy performance rating, it is above average in its efficiency and therefore economical to heat and a good property as a buy-to-let bearing in mind the trend in focus on landlords to improve energy performance on tenanted properties

ENTRANCE

Double glazed entrance door | Staircase to first floor | Radiator

LOUNGE 12' 1" x 13' 0" (3.68m x 3.96m)

Double glazed window | Radiator

KITCHEN 7' 3" x 10' 2" (2.21m x 3.10m)

Double glazed window | Radiator | Central heating boiler | Extractor fan | Part-tiled walls

Fitted wall and base units comprising; Gas hob | extractor hood | Electric oven | Space for washing machine | Space for under counter fridge

BEDROOM ONE 10' 2" x 11' 11" (3.10m x 3.63m)

Double glazed window | Radiator | Views of the top of Alnwick Castle

BEDROOM TWO 9' 3" (Max) x 7' 1" (2.82m x 2.16m)

Double glazed window | Radiator | Storage cupboard

BATHROOM

Bath with tiled surround and mains shower | Pedestal wash-hand basin | Closed coupled W.C. | Extractor fan | Radiator

LANDING

Radiator | Loft access hatch

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas central heating

Broadband: unknown

Mobile Signal / Coverage Blackspot: No blackspot

Parking: On-street and nearby communal parking bays

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.

MATERIAL CONSTRUCTION

We have been informed that building is timber framed

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: 999 years from 23.05.2008

Ground Rent: £100 per annum with no planned increases

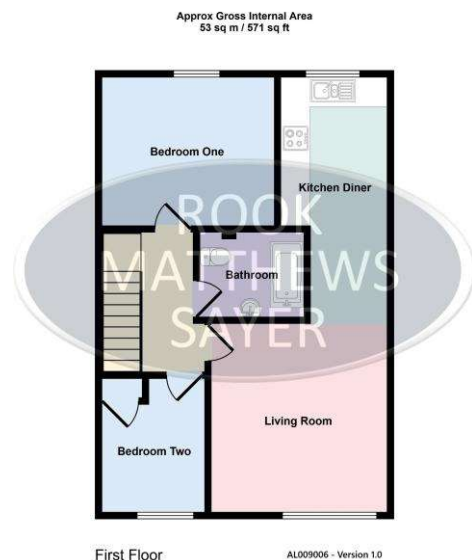
Service Charge: none

Any Other Charges/Obligations: none

COUNCIL TAX BAND: A

EPC RATING: C

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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AL009006.DJM.KM.09.04.25.V.1

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



13b Clive Gardens, Alnwick, NE66 1



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

