

# **Greens Park**

Warkworth

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

£195,000







# **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.



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)

ALLOCATED PARKING SPACE AND COMMUNAL COURTYARD TO REAR

### PRIMARY SERVICES SUPPLY

**BATHROOM** 

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

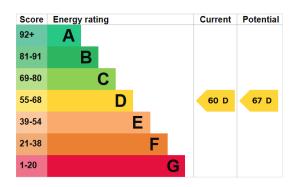
COUNCIL TAX BAND: C EPC RATING: D

AM0004595/LP/LP/06032025/V.2.









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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.

16 Branches across the North-East

