



## Towergate Alnwick

- Modern apartment
- Two bedrooms
- Unfurnished
- Allocated parking
- Town centre location

**£ 525 pcm**

Fees & Deposit Apply



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3-5 Market Street, Alnwick, NE66 1SS

ROOK  
MATTHEWS  
SAYER

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# 42 Towergate

Alnwick, Northumberland, NE66 1LE

A well-presented second floor apartment situated in the modern Towergate development close to the centre of Alnwick. The property benefits from gas central heating, uPVC double glazing, entry phone system, lifts and allocated parking. Briefly comprises entrance hall, sitting room/dining room, kitchen with a range of fitted units, two bedrooms the master with en-suite and a bathroom. The property is unfurnished and an early viewing is highly recommended.

## ENTRANCE HALL

Radiator.

## UTILITY CUPBOARD

Plumbing for washing machine and boiler for central heating.

## SITTING ROOM/ DINING ROOM

Three windows, TV point and radiator. Open plan to kitchen.

## KITCHEN

Range of fitted units incorporating stainless steel sink with mixer tap, integral dishwasher, fridge and freezer, gas hob with electric oven and stainless steel hood over plus tiled floor.

## BEDROOM ONE

French doors opening out to a Juliet balcony looking towards the car park plus radiator.

## EN-SUITE

Double shower cubicle, wash hand basin, WC with concealed cistern, tiled floor, chrome ladderstyle radiator and extractor fan.

## BEDROOM TWO (rear facing)

Deep window shelf and radiator.

## BATHROOM

Bath with mixer tap, wash handbasin, WC, chrome ladderstyle radiator, tiled floor and extractor fan.

## OUTSIDE

Allocated parking space.

## FEE DISCLAIMER

As part of our application process and before the tenancy starts, fees will become due for referencing, tenancy agreement preparation and an initial inventory check (where applicable) in addition to the first month's rent. A deposit equivalent of up to six week's rent is also payable before the tenancy starts. Alternatively, selected properties may be offered with a deposit replacement guarantee product. When arranging a deposit replacement guarantee product for you, the insurer pays Rook Matthews Sayer commission that is a percentage of the total premium.

Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this property.

Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

LP/SS/22.02.19/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 guidance 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 tenants 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 tenants interests to check the working condition of any appliances. 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 tenants 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 rental.

**Right to Rent** – each person who is intending to reside in the property and is over 18 must complete a Tenant Application Form and prove they have the Right to Rent in the UK.

R007 Ravensworth 01670 713330



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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