



Narrowgate Court | Alnwick | NE66 1HL

**£150,000**

Situated in a superb location within the centre of Alnwick, just along from the historic Alnwick Castle is this three-bedroom property that is arranged over two floors and offers spacious accommodation.

ROOK  
MATTHEWS  
SAYER



## FIRST AND SECOND FLOOR MAISONETTE

### DUAL ASPECT LOUNGE

### JULIET BALCONY

## THREE BEDROOMS

### DOUBLE SHOWER CUBICLE

### TOWN CENTRE LOCATION

For any more information regarding the property please contact us today

#### 6 Narrowgate Court, Alnwick NE66 1HL

Situated within the historic town of Alnwick near to the castle and the numerous shops, cafe's/pubs, hotels, and restaurants in the town, this generously sized three-bedroom property is an ideal home for buyers searching for a centrally located home offering spacious living accommodation arranged over two floors.

The heart of the home features a large open-plan reception room with a lounge and dining area; perfect for entertaining, whether you're snuggling up for a movie night or hosting dinner parties, this space doesn't disappoint with its flexible layout and dual aspect.

The bedrooms and shower room are on the upper floor, where the front double bedroom overlooks Narrowgate, and the second bedroom at the rear boasts a Juliet balcony with a leafy outlook and a sunny aspect. Off the large landing, the bathroom has been re-fitted with contemporary suite walk-in shower suite.

Thanks to its EPC rating of C, not only will this lovely flat provide you with a warm, cosy environment in winter, but you can also enjoy lower energy bills. Rest assured, the council tax band is A, meaning costs are on the lower end, and the service charge is also considerably lower than average.

#### ENTRANCE HALL

Entrance door, door to lounge, radiator, sash window to side, staircase to upper floor.

#### LOUNGE 25'2 x 13'5 (7.68m x 4.10m)

Two sash windows to the front, window to the rear, two radiators, fireplace with marble insert and hearth, TV point, door to kitchen and hall.

#### KITCHEN 9'11 x 9'0 (3.03m x 2.74m)

Window to rear, fitted kitchen with electric cooker, single sink and drainer, space for washing machine, and fridge freezer, part tiled walls, radiator, Baxi combi-boiler, wood panelled ceiling and door to lounge.

#### LANDING

Double radiator, doors to bedrooms and bathroom, storage cupboard and access to roof space.

#### BEDROOM ONE 11'4 x 11'5 (3.47m x 3.48m)

Two sash windows to the front, and double radiator.

#### BEDROOM TWO 13'4 x 7'11 (4.07m x 2.42m plus door recess)

Double glazed French doors with Juliet balcony to rear, sliding mirror door wardrobes and double radiator.

#### BEDROOM THREE 10'1 x 8'6 (3.07m x 2.59m max measurements irregular shaped room)

Open wardrobe and a radiator.

#### SHOWER ROOM

Wet wall double shower cubicle with mains shower, close coupled W.C, pedestal wash-hand basin, double-glazed frosted window to the side, and chrome ladder style heated towel rail, UPVC panelled ceiling.



#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas central heating

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: On street

#### 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.

#### RESTRICTIONS AND RIGHTS

Restrictions on property – No business or holiday letting use, no parking of boats, caravans, or mobile homes on site

#### 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: 125 years from 01/09/1989

Ground Rent: £10 per annum

Service Charge: £222 per annum

COUNCIL TAX BAND: A

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

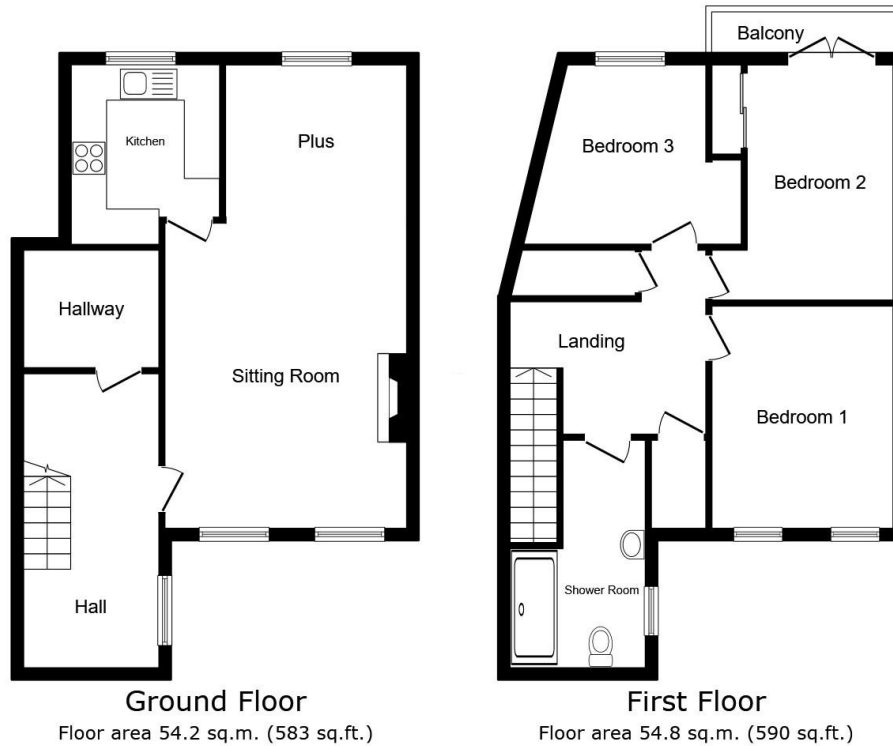
AL009157.DM.CM.29/07/2025.V1



T: 01665 510044

E: [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

# Floor Plan



Total floor area: 109.0 sq.m. (1,173 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

AL009157 VERSION 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.

