



Robert Adam Court | Alnwick | NE66 1PH

**£145,000**

This one bedroom first floor apartment is well presented, all to one floor the property briefly comprises: living/dining area with Juliet balcony, bathroom and bedroom, there is a spacious hall with a large storage cupboard.

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## FIRST FLOOR RETIREMENT APARTMENT

**JULIET BALCONY**

**FITTED KITCHEN**

**ONE BEDROOM**

## TOWN CENTRE LOCATION

**ON SITE MANAGER**

**COMMUNAL LOUNGE /  
GARDEN & TERRACE**

**NO ONWARD CHAIN**

For any more information regarding the property please contact us today

Robert Adam Court is situated in a central location within the historic town of Alnwick in Northumberland, therefore a perfect position for access to the local shops and amenities in the town centre.

Residents of Robert Adam Court benefit from the use of a number of communal areas including a lounge, laundry, refuse area, kitchen, outdoor patio areas and an en-suite guest bedroom (subject to booking with site management).

An on-site Manager is available for residents' assistance. Parking bays are available to rent under separate arrangement with the site Manager (subject to availability at the time)

### ACCOMMODATION

#### ENTRANCE HALL

With radiator and storage cupboard.

#### LIVING/DINING ROOM 17'6 x 11'6 (5.33m x 3.51m)

Window to front with Juliet balcony, electric fire, electric radiator, remote controlled electric fire & a new storage heater.

#### KITCHEN 9'7 x 7'0 (2.92m x 2.13m)

Window to front, range of base, wall and drawer units with tiled splash-backs, stainless steel sink and drainer, electric oven, electric hob and extractor fan.

#### BATHROOM

Double shower cubicle, W.C., wash-hand basin with unit, heated towel rail and extractor fan.

#### BEDROOM ONE 14'9 x 9'0 plus door recess (4.50m x 2.74m plus door recess)

Window to front, built-in wardrobe and radiator.

#### EXTERNALLY

There is a communal garden which is mostly laid to lawn with some patio areas and flower beds.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains included in Service Charge

Sewerage: Mains

Heating: Mains – Electric Heating

Broadband: Yes

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

## RESTRICTIONS AND RIGHTS

Restrictions on property? Yes

- Written permission needed to keep pets
- No running business
- Potential buyers are required to meet age eligibility criteria

## ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access to communal entrance doors to the building
- Lift access (two lifts) to all floors

## 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: 125 years from 1<sup>st</sup> June 2010 so 109 years remaining

Ground Rent: £212.50 6 monthly

Service Charge: £207.71 per month (includes water )

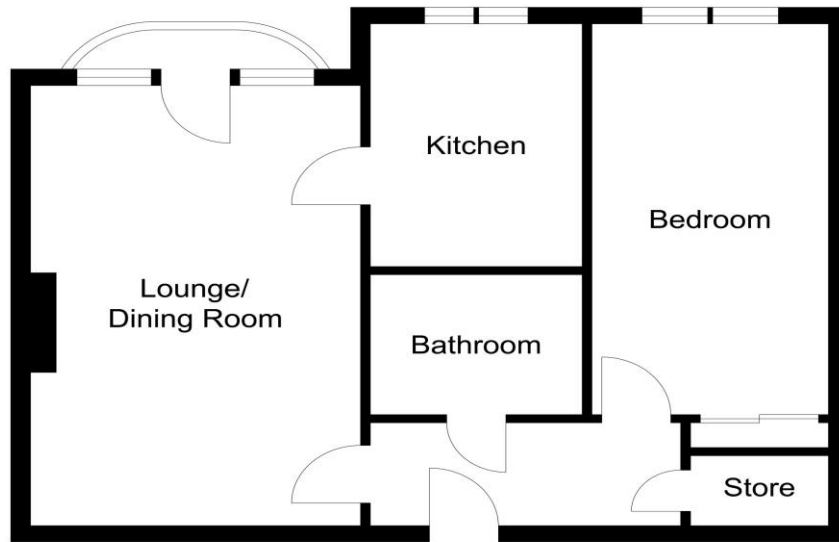
## COUNCIL TAX BAND: C

## EPC RATING: B

AL009620/DM/HH/18.05.2026/V.2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

**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.

**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.



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