



King Street | Alnwick | NE66 1XL

£95,000

Conveniently positioned at the lower end of King Street, this two-bedroom upper flat offers well-proportioned accommodation within easy walking distance of Alnwick town centre and its excellent range of shops, amenities and services. Enjoying a more open aspect to the rear, the living room has a view towards the end of Greenbatt Street.

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FIRST FLOOR FLAT

PRIVATE REAR YARD

PRIME CENTRAL LOCATION

NO ONWARD CHAIN

GAS CENTRAL HEATING

**INVESTOR OR FIRST TIME BUYER
OPPORTUNITY**

For any more information regarding the property please contact us today

The property has been successfully used as a long-term rental investment by the current owners, who are now looking to sell. As such, it presents an excellent opportunity for investors seeking a buy-to-let property, whilst also appealing to first-time buyers looking to step onto the property ladder.

The accommodation includes a spacious living room featuring a traditional chimney breast with alcoves, coving and a ceiling rose. To the front of the property are two bedrooms, including a particularly generous principal bedroom, along with a second bedroom which could also serve as a home office or guest room.

The kitchen is a good size and provides excellent scope for updating and modernisation to suit individual tastes and requirements.

To the rear, a small passage leads to the shower room and a staircase down to the rear entrance, providing access to a private rear yard.

Further benefits include UPVC double glazed windows and gas central heating via a boiler and radiators throughout.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire an affordable home or investment property in a convenient and popular location close to the heart of Alnwick.

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FIRST FLOOR LANDING

Radiator, loft access hatch, doors to living room, bedrooms, and kitchen.

LIVING ROOM

13' 6" x 15' 4" (4.11m x 4.67m)

UPVC double-glazed window, radiator, picture rail, ceiling rose, coving to ceiling, door to hall and door to rear staircase.

KITCHEN

7' 10" x 8' 6" (2.39m x 2.59m)

UPVC double-glazed window, gas central heating boiler, fitted wall and base units, incorporating a single stainless-steel sink and space for electric cooker, extractor hood, radiator.

BEDROOM ONE (front)

13' 7" x 13' 0" (4.14m x 3.96m)

UPVC double-glazed windows, coving to ceiling, radiator

BEDROOM TWO (front)

7' 10" x 9' 2" (2.39m x 2.79m)

UPVC double-glazed window, radiator, coving to ceiling.

SHOWER ROOM

Tiled shower enclosure incorporating an electric shower, pedestal wash-hand basin, close-coupled W.C., chrome ladder style radiator, part-tiled walls, UPVC double-glazed frosted window.

REAR ENTRANCE

Door to rear hall – tiled floor, radiator, staircase to 1st floor

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Not Known

Mobile Signal Coverage Blackspot: No

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.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

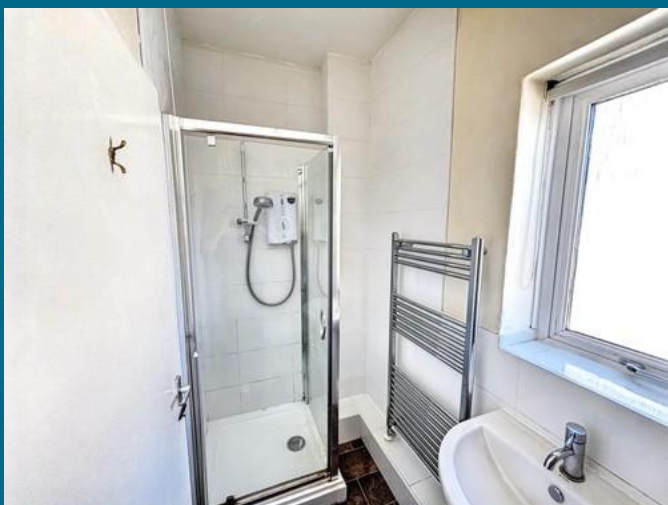
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

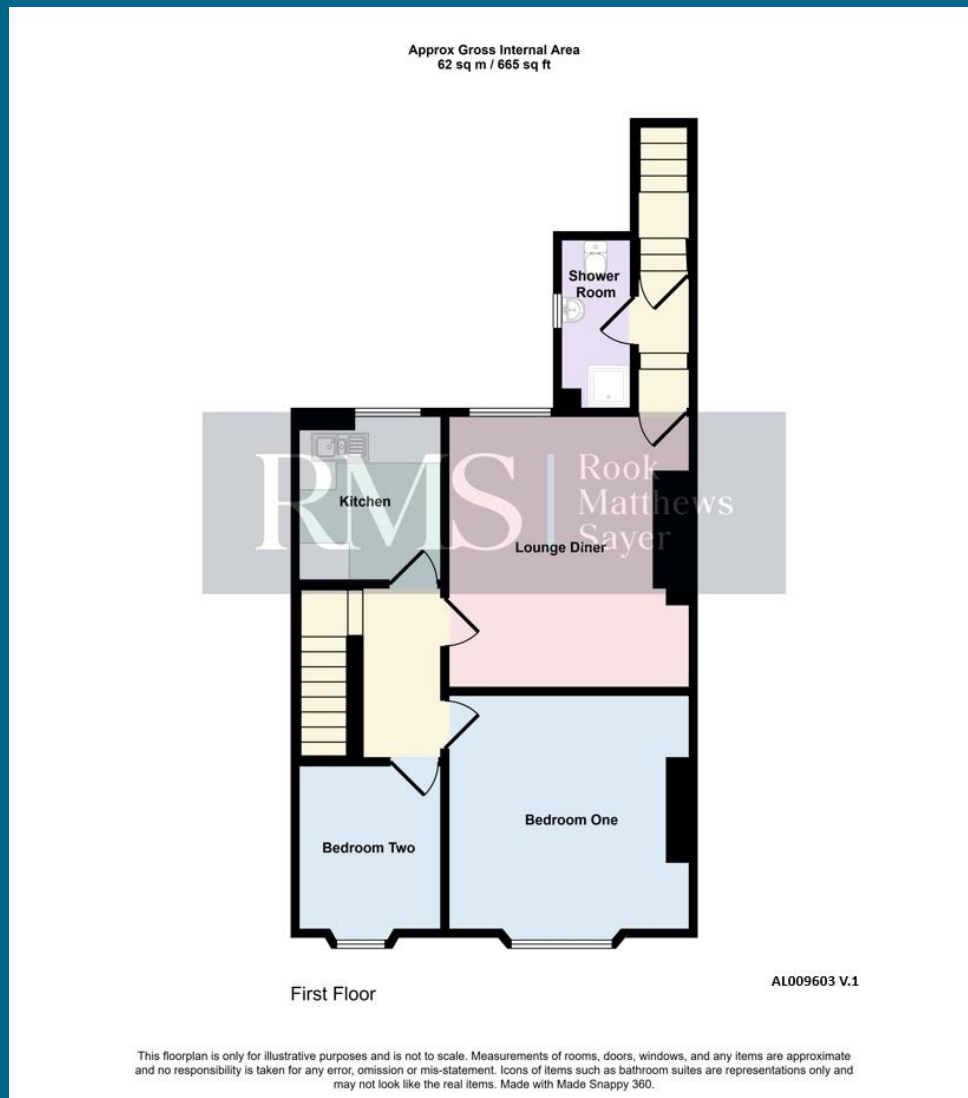
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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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