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23 Narrowgate
Alnwick, Northumberland



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £139,950



23 Narrowgate, Alnwick

Northumberland NE66 1JN

SITUATION AND DESCRIPTION

A spacious modern luxury apartment, located in the heart of Alnwick's Conservation Area just minutes walk from Alnwick Castle and Gardens, as well as numerous shops and restaurants. Benefiting from gas central heating to radiators, hardwood double glazing, entry phone system and secure covered parking. Ideally suited to those looking for permanent residence, second home or holiday let investment.

The well presented accommodation briefly comprises: communal entrance with stairs giving access to the first floor private entrance lobby, entrance hallway, a spacious lounge/dining room enjoying a good deal of natural light via windows to two elevations, fitted kitchen with integrated appliances, family bathroom/wc and a double bedroom with ensuite shower room/wc. Externally there is an allocated covered parking space in a private courtyard behind electric gates.

The market town of Alnwick offers a range of amenities including numerous shops, restaurants, hotels, public houses, theatre/cinema, leisure centre with swimming pool and schooling for all ages. Northumberland's Heritage Coastline is just a few miles away with its dunes, picturesque harbours and sandy beaches. Access to the remainder of the region is available via the A1 trunk road leading north to Berwick and Scotland and south to Morpeth and Newcastle upon Tyne. There are further commuting possibilities available via the main East Coast railway station at Alnmouth with direct regular services to Newcastle Central, London's King Cross and Edinburgh's Waverley Station.

The property comprises:

The apartment is accessed via a secure phone operated entry system leading to a communal entrance with stairs giving access to the apartment.

A private entrance door leads to the entrance lobby, with access door leading to the reception hallway.

HALLWAY

With built-in storage cupboard, entry phone system, wall light, radiator, and telephone point. The hallway gives access to all main accommodation.

LOUNGE/DINING ROOM

12'6 x 22'1 (3.81m x 6.73m)

A very pleasant principal reception room which enjoys a good deal of natural light via double glazed sash style windows to two elevations. There is wood flooring throughout, wall light fittings, recess to chimney breast with plinth for electric fire, telephone point, TV point and three radiators.

KITCHEN

8'4 x 8'11 (2.54m x 2.72m)

Fitted with a range of beech effect wall and base units with granite work surfaces, one and a half bowl stainless steel sink unit and drainer with mixer tap, tiled splashbacks, electric hob and double oven with extractor hood, integrated fridge/freezer and dishwasher, recessed lighting to ceiling, tiled floor, extractor fan, radiator and sash double glazed window overlooking Bailiffgate.

BEDROOM

8'4 x 13'4 (2.54m x 4.06m)

A double bedroom with recessed lighting, double glazed sash style windows to the front elevation, radiator.

ENSUITE SHOWER ROOM

Comprising tiled shower cubicle, pedestal wash hand basin, concealed cistern wc, tiled walls and floor, recessed lighting, mirrored wall cabinet and towel radiator.



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BATHROOM/WC

6'3 x 7'5 max (1.90m x 2.26m max)

Comprising a white suite with panelled bath, pedestal wash hand basin, concealed cistern wc, tiled walls and floor, extractor fan, mirrored cabinet, shaver point, recessed lighting to ceiling and towel radiator.

EXTERNALLY

To the front of the building there are electric double gates leading to a private courtyard area where there is an allocated covered secure parking space for the apartment.

AGENTS NOTE

The apartment is Leasehold with each apartment having a share in the Freehold through the Management Company.

SERVICES

The property has mains gas, electricity, water and drainage services and gas central heating.

TENURE

Leasehold. The Lease is for 125 years from 31 March 2003, ground rent is one peppercorn. Maintenance/service charge is approx £900 per annum.

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Tax Band B

ENERGY PERFORMANCE RATING

Grade: C

Details prepared: 19/7/13

Ref: HMA RAJ SY/V1

AGENTS NOTE

Within the communal entrance there is a stair lift to the first floor, which is owned by No.22 Narrowgate. We are advised by the current vendor that the owners are happy for the lift to be utilised by 23 Narrowgate or any future occupant.



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View from property

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