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24 Townergate
Clayport Street, Alnwick



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £129,950



24 Towergate, Clayport, Alnwick, Northumberland NE66 1LE

SITUATION AND DESCRIPTION

A superbly presented two bedroom second floor luxury apartment well positioned with views over Alnwick Town. Towergate was completed by the developer Gentoo during 2012, number 24 is the largest in style and design within the building and offers well proportioned accommodation finished to a high standard of specification incorporating further upgrades completed by the current owner. The apartments were designed to be energy efficient and benefit from double glazing, good quality insulation and gas central heating via combination boiler.

The accommodation briefly comprises: entrance hall with cloaks cupboard, master bedroom with fitted wardrobes and en-suite shower room/wc, second double bedroom with fitted wardrobes, family bathroom/wc, an excellent open plan reception space incorporating a lounge/dining room and fitted kitchen with a good range of integrated appliances, secure entry telephone system and allocated covered parking space to the rear of the building.

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 by 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 Kings Cross and Edinburgh's Waverley Station.

The property comprises:

A security keypad entry leads to a communal entrance hall.

COMMUNAL ENTRANCE HALL

With stairs and lifts to all levels and apartments.

A private entrance door gives access to the entrance hallway.

ENTRANCE HALLWAY

The entrance hallway has a cupboard housing the central heating boiler with storage, security intercom system, radiator, cloaks cupboard with hanging and shelving.

MASTER BEDROOM

13' x 10' (3.96m x 3.05m) narrowing to 8'10 (2.69m) plus door recess

With a built-in wardrobe with hanging and shelving space, two double glazed sash style windows overlooking the front elevation, TV point, telephone point and radiator.

EN-SUITE SHOWER ROOM/WC

Comprising double shower cubicle, pedestal wash hand basin, concealed cistern wc, tiled walls with display shelf, tiled floor, chrome towel radiator and extractor fan.

BEDROOM TWO

8'7 x 14'8 (2.62m x 4.47m) maximum including wardrobes plus door recess

A second double bedroom which has been fitted with a range of built-in wardrobes providing hanging and shelving space, sash style double glazed bay window overlooking the front elevation and radiator.

BATHROOM/WC

7'11x5'5 (2.41mx1.65m)

A white suite comprising panelled bath with shower over and screen, pedestal wash hand basin, concealed cistern wc, tiled walls with display shelf, tiled floor, extractor fan and chrome towel radiator.



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OPEN PLAN RECEPTION ROOM

13'5 x 16'10 (4.09m x 5.13m) plus 10'10 x 8'3 (3.30m x 2.52)

A superb open plan reception space which enjoys a good deal of natural light via four double glazed sash style windows to a curved elevation with views over the town.

LOUNGE

The lounge area has a TV point, telephone point, two radiators and a low level divided wall leading to the kitchen area.

KITCHEN

The kitchen has been fitted with a range of wall and base units with granite work surfaces, stainless steel sink unit with mixer tap and granite drainer and splash backs. There is an integrated gas hob and electric oven with extractor hood over, integrated microwave, fridge freezer, dishwasher and washer/dryer. The kitchen has a tiled floor, recessed lighting and extractor fan.

EXTERNALLY

To the rear of the building there is one allocated covered parking space within a secure parking area.

SERVICES

The property has mains electricity, gas, water and drainage

TENURE

Leasehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: B



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