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9 Robert Adam Court  
Alnwick, Northumberland



SANDERSON YOUNG  
estate agents &  
property consultants

Price Guide: £139,950



# 9 Robert Adam Court, Alnwick

## Northumberland NE66 1PH

### SITUATION AND DESCRIPTION

A modern one bedroom, ground floor retirement apartment, located within the later living complex of Robert Adam Court by McCarthy & Stone. Robert Adam Court occupies a desirable position within the town centre, with this particular apartment being located on the ground floor to the rear, enjoying access to its own small patio area and the private communal gardens beyond.

The accommodation briefly comprises: entrance hall with storage cupboard, lounge dining room with glazed access door out to the communal gardens, separate fitted kitchen, double bedroom and bathroom/wc. The property benefits from electric heating and double glazing. The apartments have access to shared laundry facilities, communal lounge and use of a guest room ensuite. Communal gardens surround the property.

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:

### ENTRANCE HALL

With large walk-in storage cupboard.

### BATHROOM/WC

5'6 x 6'10 max (1.68m x 2.08m max)

Comprising panelled bath with shower over and screen, wash hand basin set into vanity unit, low level wc, tiled walls and floor, extractor fan, towel radiator and wall mounted electric heater.

### LOUNGE/DINING ROOM

21'7 x 10'7 (6.58m x 3.23m)

Enjoying glazed access door with glazed side panel leading out on to a small rear patio area and communal gardens beyond, wall mounted night storage heater, telephone point and TV point.

### KITCHEN

7'5 x 7'6 irregular shape

(2.26m x 2.29m irregular shape)

Fitted with a range of modern wall and base units with contrasting work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, integrated electric hob with extractor hood over, integrated oven, under unit lighting, tiled floor, extractor fan and double glazed window to the rear.



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## **BEDROOM**

9'2 max narrowing to 5'4 x 17'3  
(2.79m max narrowing to 1.63m x 5.26m)

A double bedroom which has been fitted with mirror sliding door wardrobes providing hanging and shelving space, wall mounted electric heater, telephone point, TV point and double glazed window to the rear.

## **EXTERNALLY**

The shared rear gardens are laid to lawn with flower beds and stone wall surround which backs onto Alnwick Gardens.

## **SERVICES**

The property has mains electricity, water and drainage.

## **TENURE**

Leasehold on a 125 year lease from 1<sup>st</sup> June 2010 with a ground rent of £425 per annum. Service/Maintenance charge £1,427.40 per annum and will be reviewed on 1<sup>st</sup> March 2014.

## **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

## **COUNCIL TAX**

Tax Band C

## **ENERGY PERFORMANCE RATING**

Grade: C

Details prepared: 4/11/13

Ref: HMA RAJ SY/V3



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