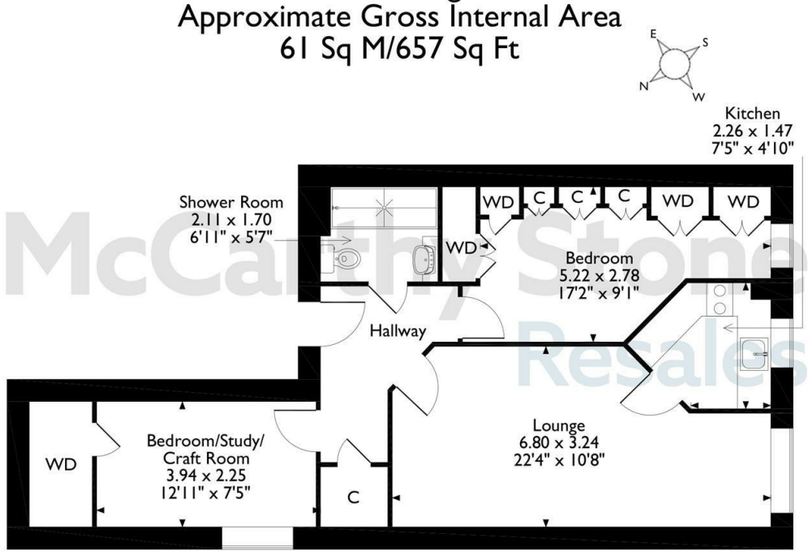
McCarthy Stone
Resales

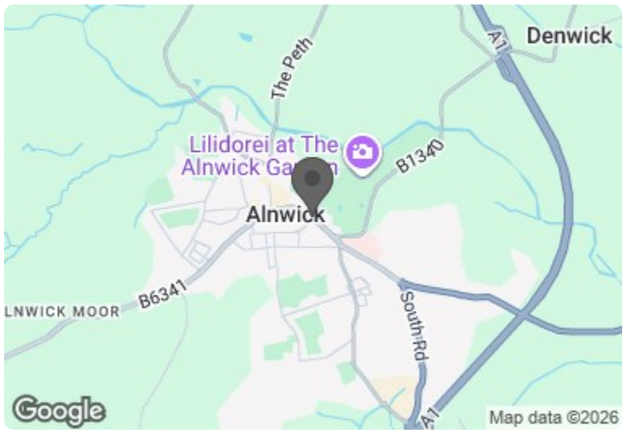
56 Robert Adam Court, Bondgate Without, Alnwick
Approximate Gross Internal Area
61 Sq M/657 Sq Ft

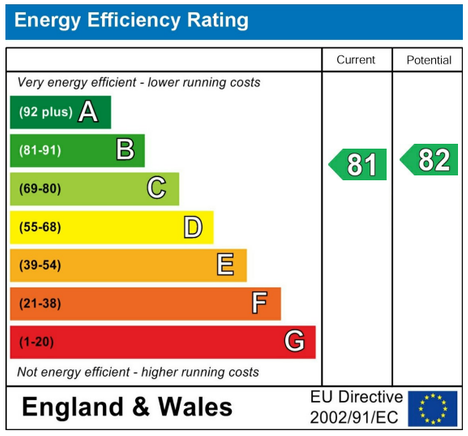


Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8679979/DST.

Council Tax Band: D





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

56 Robert Adam Court

Bondgate Without, Alnwick, NE66 1PH







PRICE REDUCTION

Asking price £197,000 Leasehold

A TWO BEDROOM, SOUTH-WESTERLY FACING APARTMENT which has been significantly improved throughout, including a RE-FITTED KITCHEN and FITTED BEDROOM FURNITURE. Situated on the SECOND FLOOR of this DESIRABLE McCARTHY STONE OVER 60s RETIREMENT LIVING DEVELOPMENT, conveniently located within just 200 YARDS of ALNWICK TOWN CENTRE.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Robert Adam Court, Bondgate Without,

2 Bed | £197,000

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Robert Adam Court
Here's the national top-performing (shorter, sharper) version — this style tends to work very well on Rightmove because buyers actually read it:

Robert Adam Court is a McCarthy Stone Retirement Living development designed exclusively for the over 60s, comprising 55 one and two bedroom apartments. Each apartment benefits from Sky+ connection points and a secure door entry system.

A dedicated House Manager is on site during working hours, with a 24-hour emergency call system providing additional peace of mind.

The service charge covers external maintenance, gardening, window cleaning, buildings insurance, water rates and communal energy costs, helping to make day-to-day living easier and worry free.

Homeowners also benefit from a comfortable communal lounge for socialising, together with a guest suite available for visiting family and friends (subject to availability and nightly fee).

Local Area
Robert Adam Court is ideally situated in the historic market town of Alnwick, surrounded by some of the North East's most picturesque countryside, between Newcastle upon Tyne and Berwick-upon-Tweed.

The town is best known for the magnificent Alnwick Castle, home to the Duke and Duchess of Northumberland and one of the largest inhabited castles in Britain, famously featured as Hogwarts in the Harry Potter films. Adjacent to the castle are the renowned Alnwick Gardens, offering beautiful landscaped grounds, water features and attractions to enjoy throughout the year.

Alnwick town centre, located less than 200 yards from the development, offers a wide range of shops, cafés and local amenities, from well-known high street names to independent boutiques.

Entrance Hall
Front door with spy hole, letterbox and Fireco emergency closing device for added safety opens into the entrance hall. The hall features fitted carpet, illuminated light switches, smoke detector, secure door entry intercom system and a 24-hour emergency response pull cord. Doors lead to the living room, bedrooms, shower room and a useful storage/airing cupboard.

Living room
A bright and spacious south-westerly facing living room offering ample space for both lounge and dining furniture. Features include an attractive electric fireplace with surround, fitted carpet, raised electric power sockets, TV and telephone points, two ceiling light fittings and an electric storage heater. A partially glazed door leads through to the separate kitchen.

Kitchen
Recently re-fitted, re-wired and re-plumbed kitchen fitted with a range of modern wall and base units incorporating pull-out drawer systems for ease of access and reduced bending. Granite effect roll-edge work surfaces with a white composite resin one and a half bowl sink and drainer.

Integrated appliances include a raised combi electric oven (oven, microwave and grill), replacement hob with extractor hood over, together with an integrated fridge and freezer. A south-westerly facing window provides excellent natural light. Finished with tiled splashbacks, ceiling spotlights and ceramic tiled flooring.

Bedroom One
A spacious double bedroom with a south-westerly aspect.
An array of built in furniture maximising the space and storage options.
Central ceiling light, TV and phone point, raised power sockets and fitted carpet.

Bedroom Two
Ideal as a bedroom, study or craft room.
North-westerly facing window.
Central ceiling light, raised power sockets, fitted carpet and wall mounted electric heater.
Walk-in cupboard with extensive shelving and spot lights.

Shower room
Fully tiled walls and flooring.
Fitted with a walk in shower cubicle with hand rails and Roman class sliding doors (with lifetime guarantee).
WC, re-fitted vanity unit and wash basin.
Mirror, shaving light, electric heated towel rail and emergency pull cord.

Service Charge (Breakdown)
• House Manager
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• Window Cleaning (outside only)
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Camera door-entry system
• Intruder-alarm system
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The annual service charge is £3738.74 for the financial year ending 28/02/2027
The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Car Parking Permit Scheme
Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information
Ground rent: £495 per annum
Ground rent review: 2040
Lease: 125 years from 1st June 2010
Managed by: McCarthy and Stone Management Services
Council: Northumberland. Band: D
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Additional Information & Services
• Superfast Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

PRICE REDUCED











