



Northumberland  
Properties

**11 Lancaster Place, Peters Mill**  
**£225,000**





## 11 Lancaster Place

Peters Mill, Alnwick

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Beautifully presented two-bedroom end-terrace home – A modern, move-in-ready home
- Positioned within one of Alnwick's most popular modern developments
- Tastefully decorated and impeccably presented throughout
- Double block-paved driveway providing private off-street parking
- Thoughtfully extended sunroom/cosy corner with French doors to patio
- Low-maintenance, neatly arranged rear garden
- Ideally located within easy reach of local shops, cafés, schooling and everyday amenities in the heart of Alnwick.
- Ideal for first-time buyers or downsizers – A manageable, turnkey home



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Tenure: Freehold

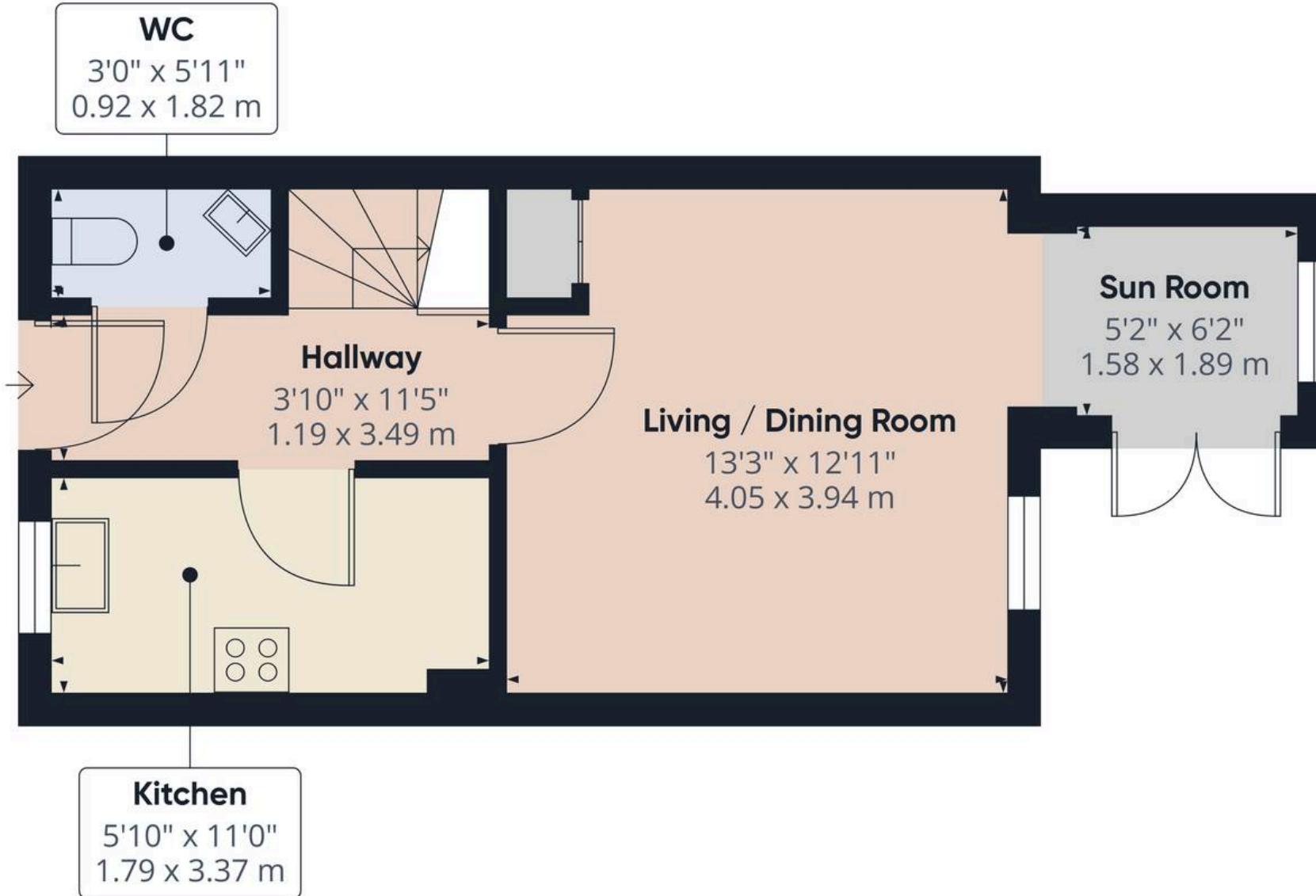
EPC Energy Efficiency Rating: B

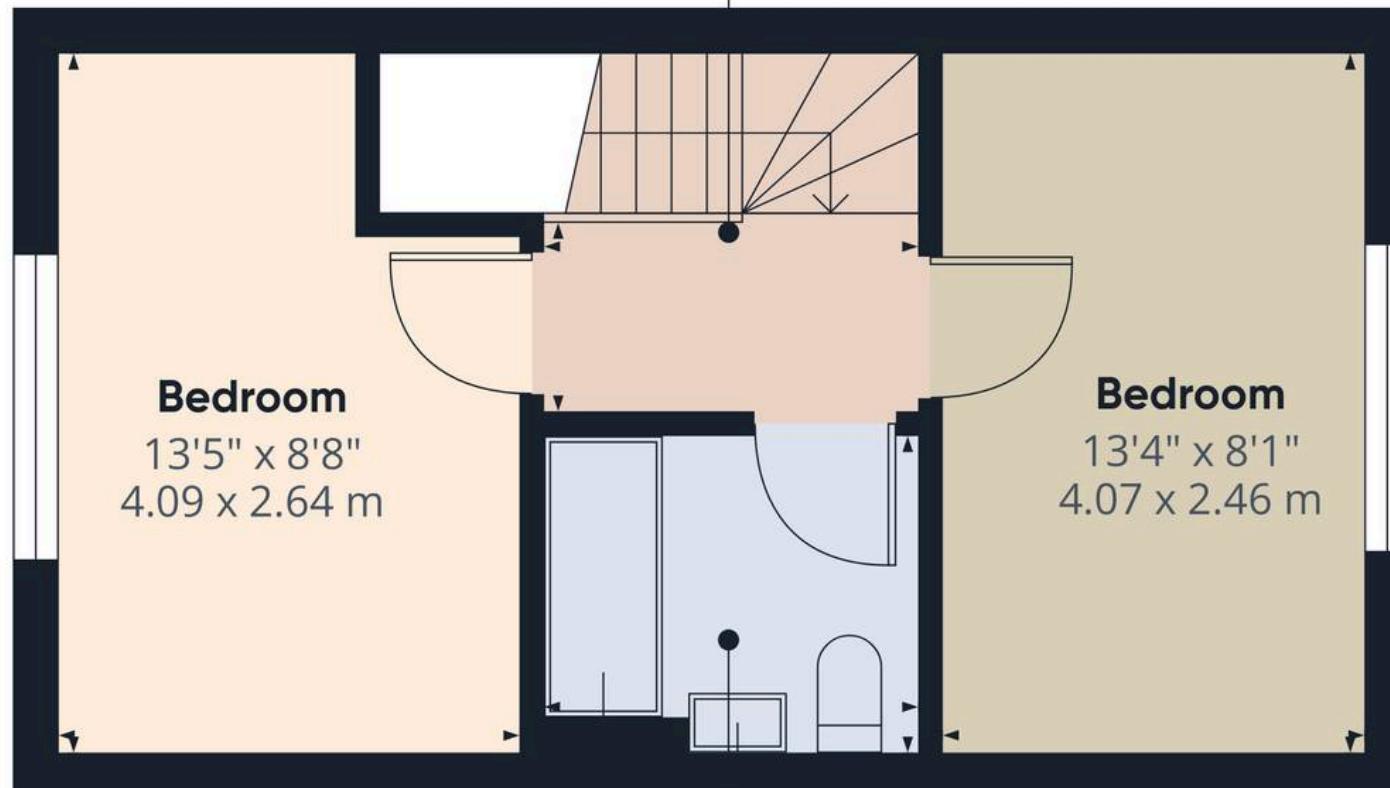
EPC Environmental Impact Rating: B

**Development Charge: £186.16 p.a**

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Approximate total area<sup>(1)</sup>

289 ft<sup>2</sup>

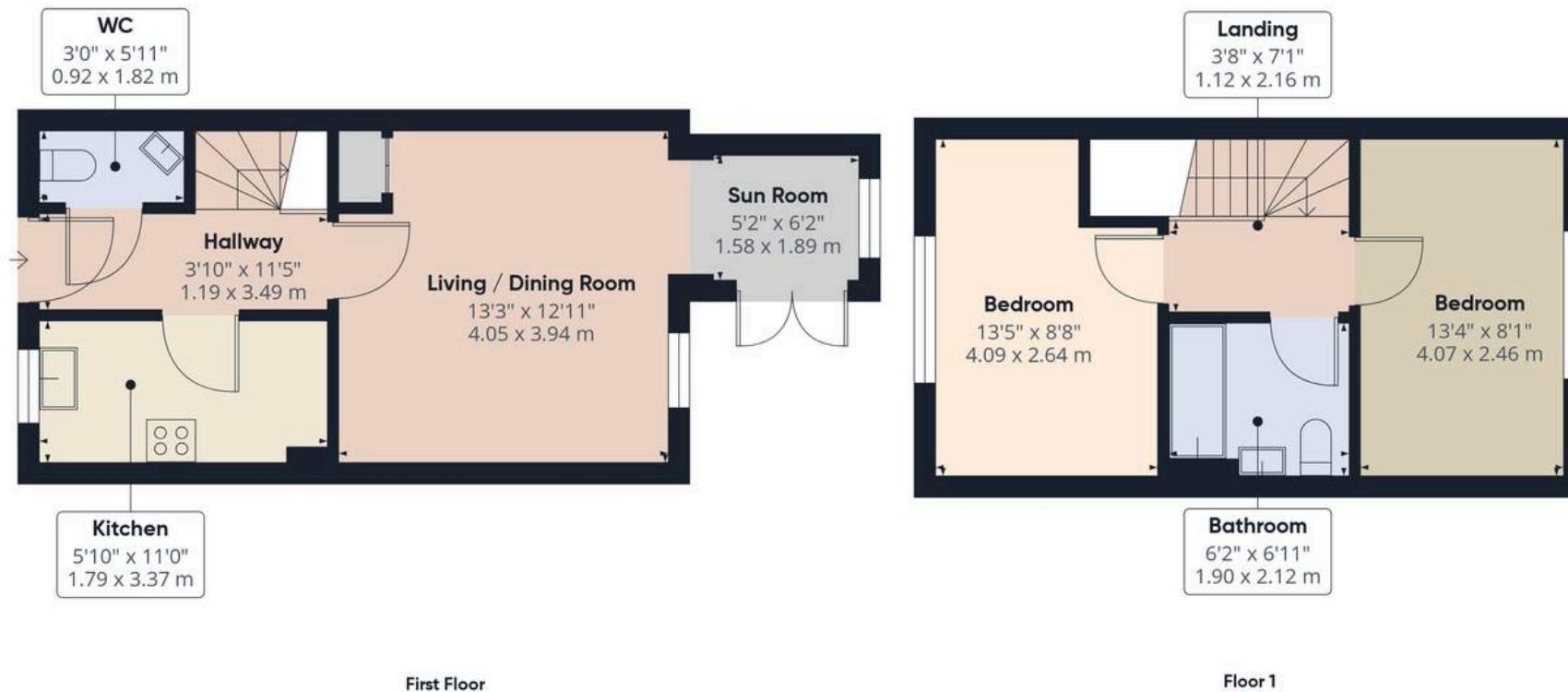
26.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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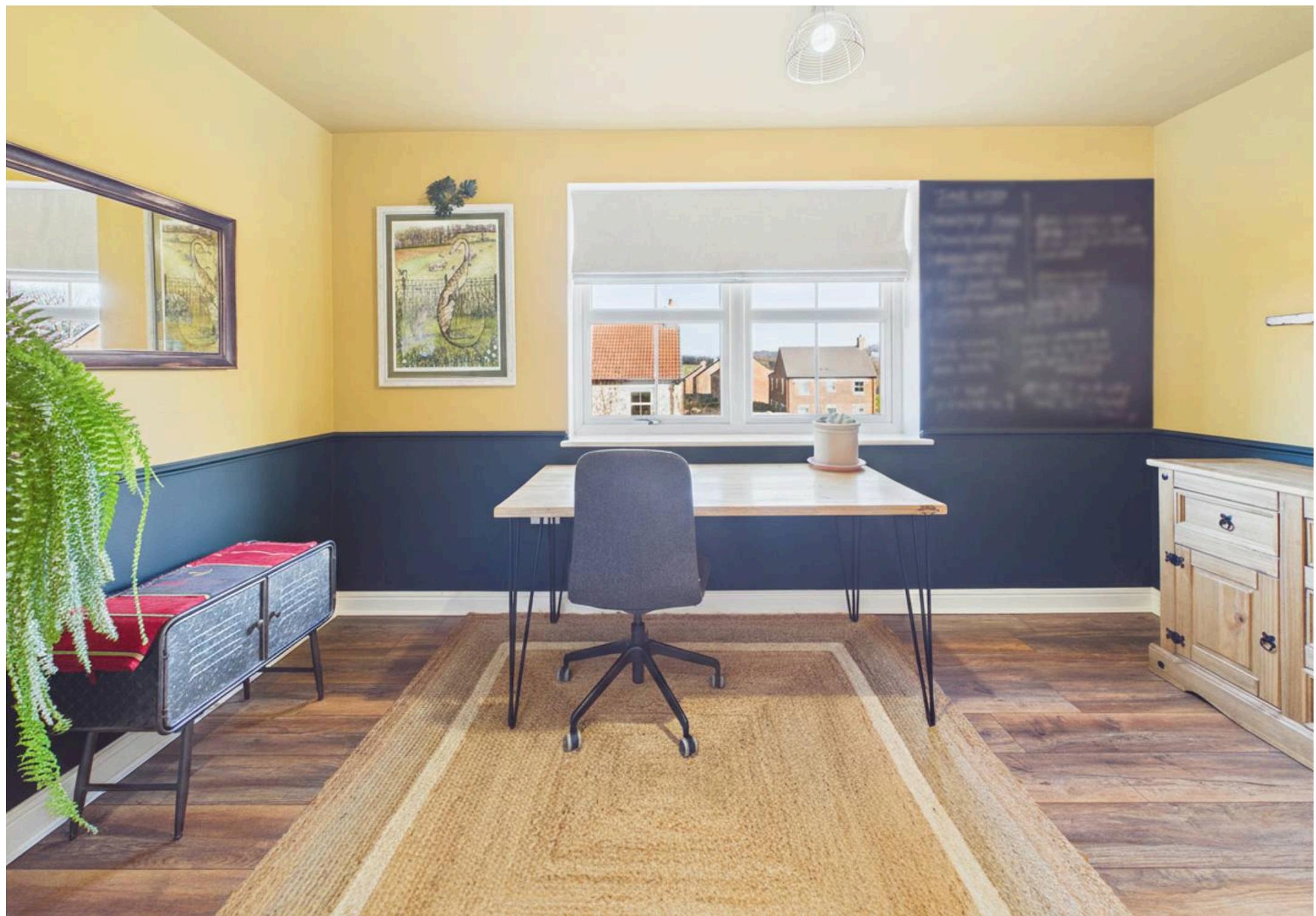
643 ft<sup>2</sup>  
59.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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Lancaster Place enjoys close proximity to Alnwick's thriving town centre, with its independent shops, cafés and everyday conveniences all within easy reach, alongside well-regarded schooling and transport links. The development itself has established a reputation for being both accessible and community-focused, making it a dependable choice for buyers who value both presentation and position.

#### **Utilities**

**Heating: Gas Central Heating**

**Water: Mains water**

**Electric: National Grid**

**Sewerage: UK Domestic**



## Northumberland Properties

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