

PRICE REDUCTION



McCarthy & Stone
RESALES

35 Robert Adam Court 26 Bondgate, Alnwick, NE66 1PH
Asking price £115,000 LEASEHOLD

For further details
please call 0345 556 4104

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A well presented one bedroom retirement apartment, situated on the first floor with BALCONY OVERLOOKING GARDENS to the rear. "I feel happy inside since I've been with McCarthy & Stone" – Quote from a homeowner.

Summary

Robert Adam Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 55 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky+ connection points in living room and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area

Robert Adam Court is situated in Alnwick set in some of the North East's most scenic landscape and nestled between Newcastle-upon-Tyne to the South and Berwick upon-Tweed to the North. The town's greatest landmark is the majestic Alnwick Castle which stands proud above the river Aln. This is the home to the Duke and Duchess of Northumberland and, after Windsor, is the second largest inhabited castle in Britain. This foreboding medieval castle with stunning staterooms is one of the area's most popular visitor attractions and was also the famous Hogwarts Castle in the Harry Potter films. Adjacent to the Castle lies the exciting Alnwick Gardens which includes the infamous poison garden, several impressive water features and many fascinating plants. There are also many projects available here, with the Education Room offering a variety of

workshops and activities for all ages. Alnwick town centre which is less than 300 metres from the Robert Adam Court, boasts a wide array of shops from high street brands to small local boutiques.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

Lounge

The lounge with space for dining area benefits from a French doors to walk out balcony and additional two bay windows which overlook the rear communal gardens. There is an electric fire with feature surround providing an attractive focal point. There are ample raised electric sockets, TV and telephone points. Leading onto an open plan kitchen.

Kitchen

Well equipped modern kitchen with and a range of low and eye level units and drawers with worktop. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom

Spacious double bedroom which overlooks the rear communal gardens has the benefit of a double mirror fronted fitted wardrobe. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of a bath with electric shower over, low level WC, vanity unit with sink and mirror above.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments

- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking Permit Scheme- subject to availability

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

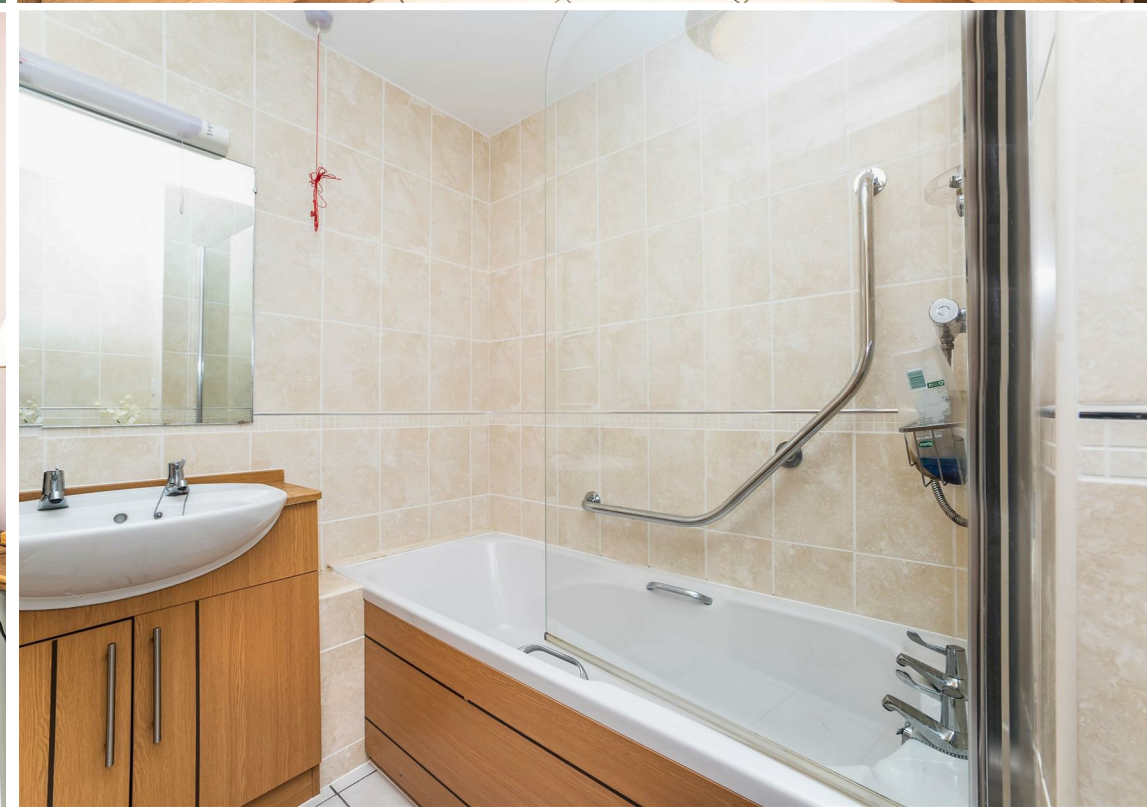
Leasehold

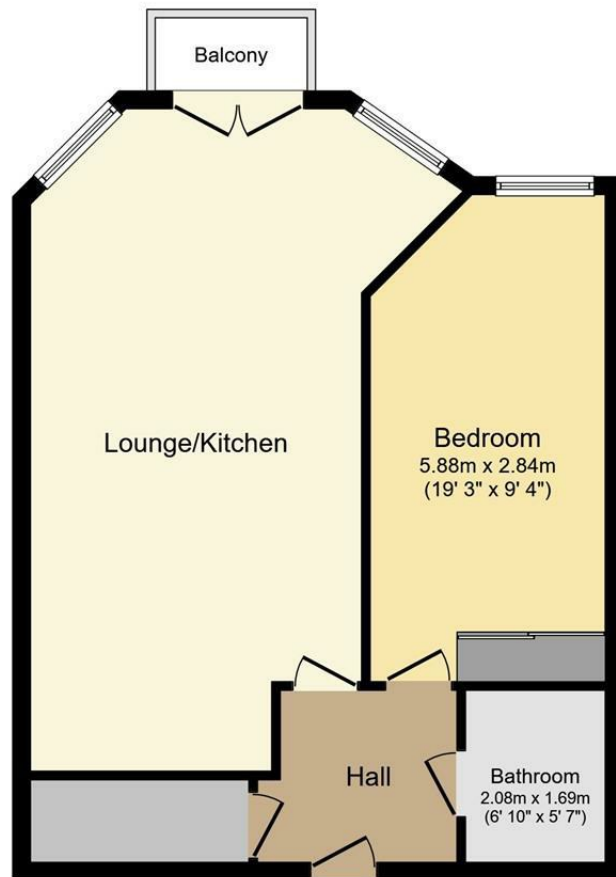
125 years from 2010

Ground Rent

£425 pa







Floor Plan

Floor area 60.0 sq. m. (646 sq. ft.) approx

Total floor area 60.0 sq. m. (646 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property.

The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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