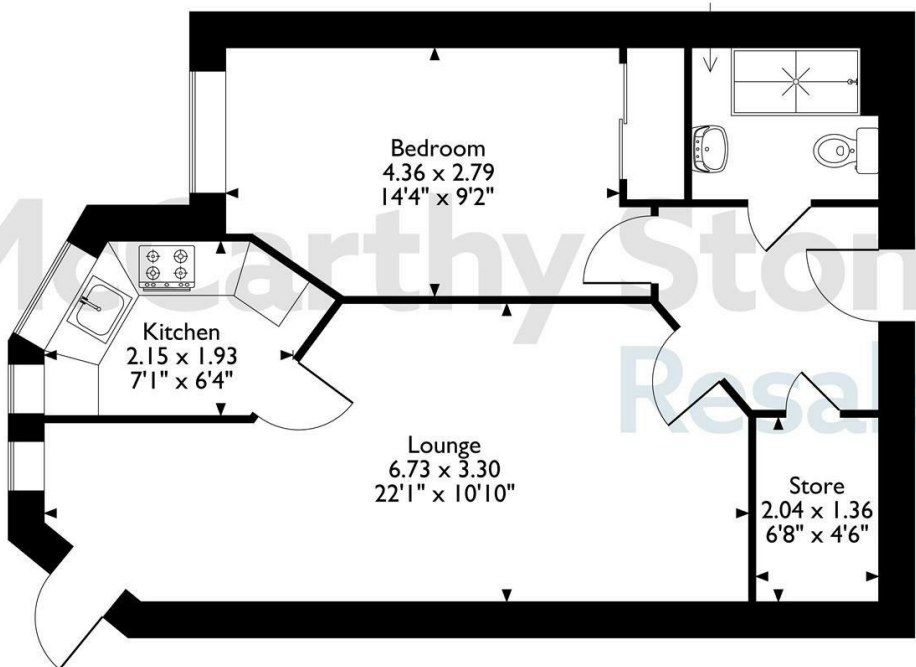
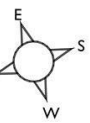


7 Robert Adam Court, Bondgate Without, Alnwick
Approximate Gross Internal Area
51 Sq M/549 Sq Ft

Shower Room
2.07 x 1.68
6'9" x 5'6"



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

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 that 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



7 Robert Adam Court

Bondgate Without, Alnwick, NE66 1PH



Asking price £145,000 Leasehold

Nestled in the charming Robert Adam Court, Bondgate Without, Alnwick, this delightful retirement apartment is designed for those aged over 60. The property features a comfortable reception room, a well-appointed bedroom, and a modern bathroom. Enjoy serene garden views from your private patio area, perfect for relaxation and outdoor living. A wonderful opportunity awaits!

Call us on 0345 556 4104 to find out more.

Robert Adam Court, Bondgate Without, Alnwick

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 that can assist with service charges or living costs.
- 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.

Summary

Robert Adam Court is a thoughtfully designed development by McCarthy & Stone, created to support a modern and comfortable retirement lifestyle. Comprising 55 one and two-bedroom apartments exclusively for those aged 60 and over, the development combines convenience, security, and a strong sense of community.

Each apartment benefits from Sky+ connection points in the living room and a secure door entry system. A dedicated House Manager is on-site during working hours, offering support and peace of mind to residents.

The development is designed to take the hassle out of homeownership. The service charge covers external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, and the upkeep of security systems. It also includes all energy costs for the communal areas, such as the laundry room and the welcoming Homeowners' Lounge.

For added reassurance, the development features a camera door entry system and a 24-hour emergency call system. The spacious Homeowners' Lounge is the perfect place to relax or socialise with neighbours, friends, and family.

Should guests wish to stay overnight, a well-appointed Guest Suite is available (typically at a cost of £25 per night, subject to availability).

Please note: To maintain the retirement community setting, residents must be aged 60 or over at the time of purchase.

Local Area

Robert Adam Court is ideally located in the charming market town of Alnwick, surrounded by some of the North East's most breathtaking landscapes. Perfectly positioned between Newcastle-upon-Tyne to the south and Berwick-upon-Tweed to the north, Alnwick offers the perfect blend of natural beauty, rich history, and modern convenience.

The town's most iconic landmark is the majestic Alnwick Castle, the second-largest inhabited castle in Britain after Windsor, and the residence of the Duke and Duchess of Northumberland. Steeped in history, the castle features stunning state rooms and famously served as Hogwarts Castle in the Harry Potter films. Adjacent to it are the captivating Alnwick Gardens, home to dramatic water features, a fascinating variety of plant life, and the infamous Poison Garden. The Education Room hosts regular workshops and activities, appealing to all ages.

Just 300 metres from Robert Adam Court, Alnwick town centre offers an excellent selection of shops, from well-known high street brands to independent local boutiques—everything you need within easy reach.

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 lounge, bedroom and shower room.

Lounge

The lounge with space for dining area benefits from a patio door leading to patio and well maintained communal gardens towards the rear of the development. There are ample raised electric sockets, TV and telephone points. Partially glazed door leads onto the 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, drainer and window above which overlooks gardens at the rear. Ceramic hob with cooker hood. Separate fridge and freezer.



1 bed | £145,000

Bedroom

Spacious double bedroom which overlooks the rear communal gardens has the benefit of a double mirror fronted fitted wardrobe. Raised electric sockets, TV and telephone point

Shower Room

Fully tiled and fitted with suite comprising of a double shower cubical with glass screen and hand rail, low level WC, vanity unit with sink and mirror above.

Service Charge

Service Charge Includes:

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 of communal areas

Contingency fund (including internal and external redecoration of communal areas)

Buildings insurance

The service charge does not cover costs such as Council Tax, electricity within your own apartment, or TV services. It does, however, include the services of the House Manager, water rates, the 24-hour emergency call system, heating and maintenance of all communal areas, exterior property maintenance, and gardening.

Service charge: £2,359.89 per annum (financial year ending 28/02/2026). For more information about service charges, please contact your Property Consultant or House Manager.

Car Parking Permit Scheme

Parking is available by allocated space, subject to availability, at a cost of £250 per annum. Permits are issued on a first-come, first-served basis—please check with the House Manager for current availability.

Leasehold

125 years from 2010

Ground Rent

Ground rent: £425 per annum
Ground rent review: 01/06/2025

Additional Information & Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

